Development Management – Delegated Officer Report

Application Number:	**AWDM/1186/25**	**Recommendation - Approval**
Site:	**Land East Of 1 To 11 Mercury House Ham Road Shoreham-by-sea West Sussex**	
Proposal:	Approval of Details Reserved by Condition 9 (Parking and Manoeuvering), 11 (Cycle Park and Storage) and 24 (Flood Risk Management) of Applications AWDM/1450/21 and AWDM/1024/23.	
Applicant:	PMC Construction and Development	Ward: St Mary's
Agent:	HGP Architects	
Case Officer:	Giles Holbrook	

Relevant Planning History:

Reference	Description	Outcome
AWDM/1024/23	Erection of two blocks of development ranging in height between 3 - 9 storeys comprising 159 residential units comprising a mix of 1-bed, 2- bed and 3-bed units (including a minimum of 30% of affordable housing), commercial (Class E) floorspace at ground floor, and associated parking and landscaping. Application to Vary Conditions 1 of previously approved AWDM/1450/21 (approved drawings).	Application Permitted on 08.12.2023
AWDM/1450/21	Erection of two blocks of development ranging in height between 3 - 9 storeys comprising 159 residential units comprising a mix of 1-bed, 2- bed and 3-bed units (including a minimum of 30% of affordable housing), commercial (Class E) floorspace at ground floor, and associated parking and landscaping.	Application Permitted 24.04.2023

Planning Assessment:
This application seeks the approval of details respectively reserved by Conditions 9, 11 and 24 attached to the previously approved applications refs: AWDM/1450/21 and AWDM/1024/23. The content (and wording) of these conditions should be noted as identical across both relevant consents.

Condition 9:

> *"No part of the development shall be first occupied until the car parking and associated turning space serving it has been provided in accordance with the approved plans, including identified spaces for wheelchair users, car club vehicles, which shall be marked out and identified on site in accordance with details of marking out which shall be first submitted to and approved by the Local Planning Authority. The approved spaces shall thereafter be permanently retained for their identified purposes.*
>
> ***Reason**: In the interests of road safety and amenity and to ensure the provision of associated infrastructure and adequate parking, including provisions for wheelchair users and for sustainable transport in accordance with policies 15 & 28 of the Adur Local Plan 2017 and paras 110 -113 of the NPPF, 2021."*

In response to the above Condition, the applicant has provided a Parking Layout Plan and Parking Management Plan.

The submitted Layout Plan depicts the distribution of car-parking spaces throughout the approved development, and the respective type of parking spaces provided by the development. The submitted plan confirms the provision of 41x parking spaces to residential Block A and 19x parking spaces to residential Block B. Two dedicated spaces for the approved commercial units are to be provided, in addition to a single space for the future managing agent/registered provider. Two car-club spaces are to be provided outside of the secure (gate-controlled) area of the site, consistent with the original planning permission.

The submitted Parking Management Plan confirms that approved Shared Ownership units will benefit from a contractual 'right to park', with spaces allocated to specific units. These are noted to comprise mainly the larger approved 3-bed shared ownership units and 2-bed shared ownership units.

For approved affordable rent units, the Parking Management Plan (PMP) confirms that the allocation of available spaces will be managed and controlled by the registered provider acting as managing agents. The submitted PMP, prepared by the registered provider, indicates an intention to allocate spaces predicated upon resident need, reviewed on an annual basis to ensure maximum utilisation of available parking.

The PMP has been incrementally revised in response to comments received from the Local Highways Authority, with Version 8 of the PMP being submitted to the LPA in August 2026. This (latest) iteration of the PMP was reviewed by the Highways officer, with no objection raised to its content within correspondence.

The initial, formal, response of the LHA officer of March 2026 raised no concern with the submitted Parking Layout Plan.

It is considered that the submitted details satisfy the requirements of Conditions 15 and 28 of the ALP in addition to Condition 9 and can be discharged accordingly.

Condition 11

> *"No part of the development shall be first occupied until covered and secure cycle parking stores and cycle stands have been provided in accordance with details, including which shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter these cycle stores and stands shall be retained at all times for their designated purpose.*
>
> ***Reason**: In the interests of sustainable transport and air quality, in accordance with paras 110 -113 of the NPPF, 2021 and policy 28 of the Adur Local Plan 2017."*

In response to the above Condition the applicant has provided a Cycle Parking Plan (titled 'Cycle Storage Solutions') confirming the distribution of available cycle parking, including within cycle stores, together with the intended design of cycle storage racks.

The submitted details are largely consistent with those shown within the original approval, with 192x total parking spaces to be made available within the approved development. The Local Highways Authority has confirmed no objection to the details as submitted. It is recommended that Condition 11 be discharged accordingly.

Condition 24

> *"No part of the development shall be first occupied until a Flood Risk Management Plan has been submitted to and approved in writing by the Local Planning Authority. It shall include the ongoing arrangements for the provision, dissemination and updating of flood risk information and means of safe access and escape for occupiers of the site. The Plan thereby approved shall be implemented upon the first occupation of the development and permanently adhered to unless the Local Planning Authority gives prior written approval for any variation.*
>
> ***Reason**: To manage residual risks of flooding to the proposed development and future occupants, in accordance with policy 36 of the Adur Local Plan 2017 and para 167 of the NPPF 2021."*

In response to the above condition the applicant has provided a professionally prepared Flood Action Plan (FAP). The submitted FAP outlines flood-warning procedures, evacuation triggered and intended routes/arrangements for escape and shelter if required.

The submitted FAP has been reviewed by the Lead Local Flood Authority and the Council's Emergency Planner, with no objection raised to its content. It is, therefore, considered that the requirements of Condition 24 have been satisfied, and that the Condition can be discharged accordingly.

Case Officer: Giles Holbrook Date: 03.11.2026

Authorised by: Stephen Cantwell Date: 03 Nov 2026