Development Management – Delegated Officer Report

Application Number: **AWDM//0959/25** **Recommendation: APPROVE**

Site: Free Wharf

Proposal: Approval of Details Reserved by Condition 15 (Materials and Details), Condition 16 (Landscaping), Condition 31 (Riverside Footpath) of Application AWDM/1315/22.

Neighbours Checked: **n/a**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

Discharge of planning conditions - materials, landscaping riverside footpath.

Planning History:

Most relevant:

Original pp AWDM/1497/17 and:

Application to vary condition 1, 23, 26 and 34 of previously approved AWDM/1497/17 (as amended by AWDM/1307/22) to incorporate: i) 39 additional homes (together with 8no subject of previous application AWDM/2037/20) to give a new total of 587 homes ii) associated changes to profiles of riverside blocks A-F (heights unchanged); iii) reduce commercial space (Class E a, b, c and g) to 2,163sqm; iv) reduce the level of car parking to 381 residential spaces and 24 commercial spaces, with provision of car club v) re-use of existing sheet piling to support riverside walkway (omitting need for approved posts) vi) revised energy strategy. Also, design amendments to blocks G and H, increasing overall height of block G by 1.08m (previously subject of applications AWDM/2037/20 and AWDM/1952/20). ORIGINAL DESCRIPTION: REDEVELOPMENT OF THE SITE TO PROVIDE TEN BUILDINGS, CONTAINING 540 NEW HOMES (OF WHICH TWO WILL BE STUDIOS, 179 X ONE BED, 323 X TWO BED AND 38 X THREE BED), 2,707SQM OF COMMERCIAL FLOORSPACE AT GROUND FLOOR LEVEL WITHIN USE CLASSES, A1 (RETAIL), A3 (CAFES AND RESTAURANTS), B1 (BUSINESS) AND D1 (NON-RESIDENTIAL INSTITUTIONS). THE DEVELOPMENT ALSO INCLUDES 512 PARKING SPACES, OF WHICH 438 WILL BE FOR RESIDENTS AND 74 WILL BE FOR THE COMMERCIAL SPACE/VISITORS, RECONSTRUCTION OF THE RIVER WALL, CONSTRUCTION OF MOORING PONTOONS AND OBSERVATION PLATFORM AT

THE END OF HUMPHREY'S GAP, PROVISION OF A RIVERSIDE PEDESTRIAN/CYCLE ROUTE, AREAS OF SEMI-PRIVATE AND PUBLICLY ACCESSIBLE OPEN SPACE, INTERNAL ACCESS ROADS, 596 CYCLE PARKING SPACES AND ASSOCIATED ANCILLARY AREAS. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Consultations:

Representations: None

Relevant Planning Policies:

Adopted Worthing Local Plan (2023): SP1, DM5.

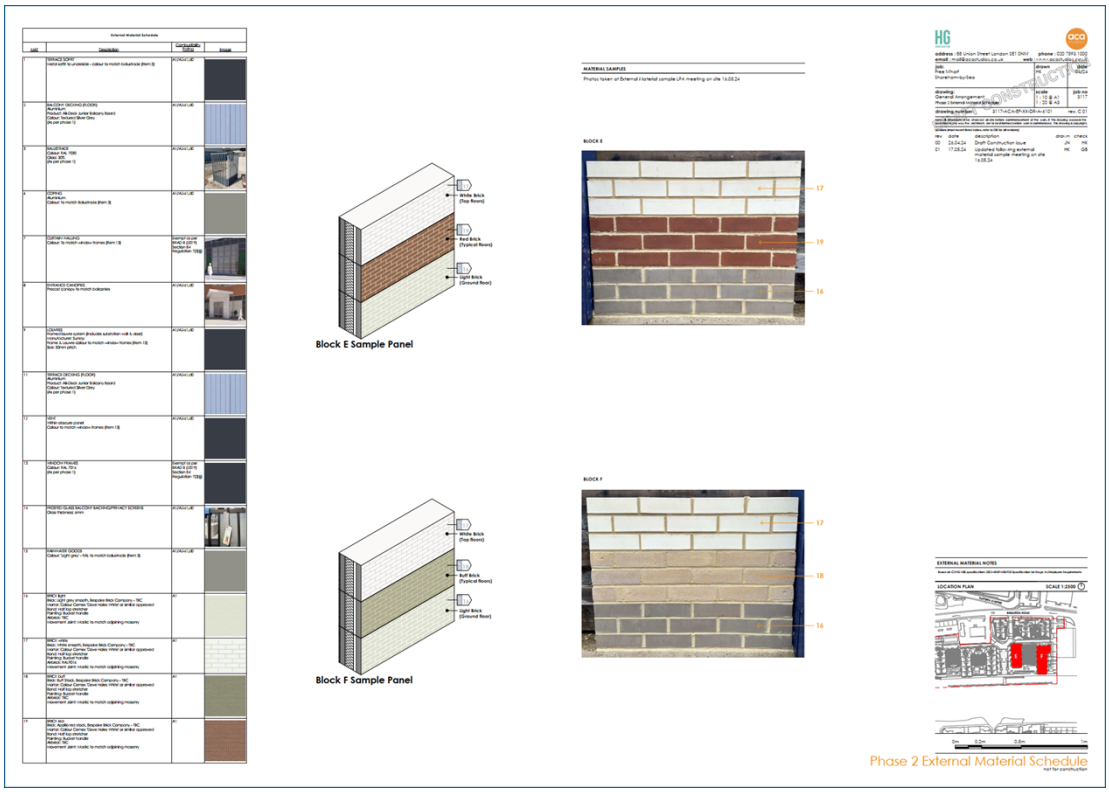
National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

Materials

Although not submitted with this application, the submission of a materials schedule has been previously agreed following a site meeting with Stephen Cantwell on the 16 May 2024. The submitted schedule is copied below:



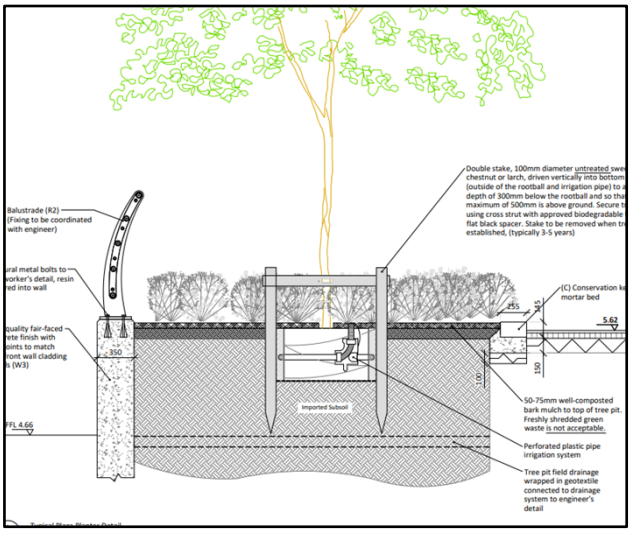
The submitted materials have also been checked in connection with the approved CGI provided with the amendment to the original pp to increase the number of dwellings by 39 (AWDM/1307/22) and the colour choice is consistent with the CGI image (see below).



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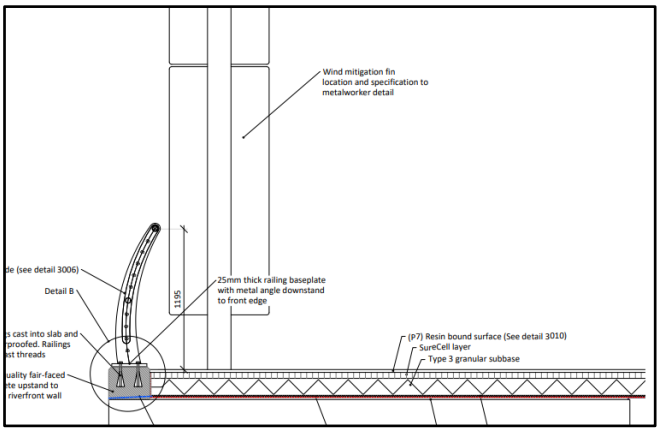
Landscaping (hard and soft and public realm details)

Overall the soft landscaping submitted is of a high standard and will enhance both the public and private amenity spaces. The landscaping specification is also supported by a landscaping management plan which is acceptable as well as details for new tree protection, irrigation and soil depth details (for example drawing shown below):



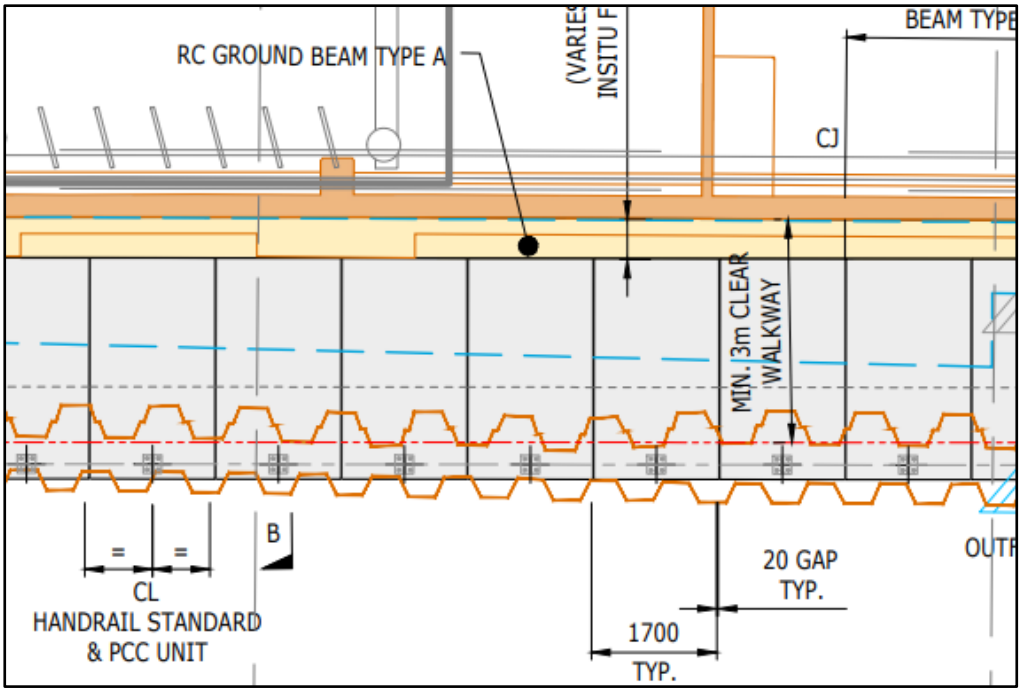
The upper deck areas have pergolas and metal planters to provide visual interest and sheltered seated areas.

The submitted details also include the wind shields shown on the indicative plans supporting the original application. These will be as indicated high metal sheets as indicated below:



These will need to be robust to withstand the elements but will help to improve the amenity value of the riverside public realm areas.

Condition 31 was imposed to ensure a minimum of 3 metres can be provided along the proposed riverside route (combined cyclepath and footpath). The submitted details show that this can be secured along the route in accordance with this condition.



The riverside walk specification sets out the details to confirm a design life of 60 years.

Recommendation: APPROVE the discharge of conditions 15,16 and 31.

Is recommendation contrary to letter(s) of representation? N

Case Officer: James Appleton Date: 20/10/2025

Authorised by: Stephen Cantwell Date: 20th October 2025