



ADUR DISTRICT
C O U N C I L

**WESTERN HARBOUR ARM, SHOREHAM
PERMISSIONS TO DATE**

14th December 2023

WESTERN HARBOUR ARM, SHOREHAM - PERMISSIONS TO DATE

Foreword:

This note gives a summary of developments granted consent within the Western Harbour Arm allocation, as of 14th December 2023. Whilst reference is made to schemes pending decision (in particular where Planning Committee has resolved to grant consent subject to s106 agreement), this document will be fully updated once legal agreements have been signed and planning permission is granted.

Permitted and Proposed Developments:

Policy 3 of the Adur Local Plan 2017 allocates 1,100 dwellings as part of the Shoreham Harbour Regeneration Area Western Harbour Arm. At that time planning consent had already been granted for 132 of these (AWDM/0501/12) with 968 dwellings still to be provided.

[79/81 Brighton Road \(Mariner's Point/Parcelforce\) AWDM/0501/12](#)

132 dwellings permitted prior to adoption of Adur Local Plan and JAAP. This development is completed and occupied.

[Development Site At 63 To 67 Brighton Road AWDM/1625/16](#)

14 dwellings permitted prior to adoption of Adur Local Plan and JAAP. Development complete.

[Free Wharf AWDM/1497/17](#)

587 dwellings. AWDM/1497/17 permitted 540 dwellings after adoption of Adur Local Plan, and prior to adoption of JAAP.

AWDM/1315/22 amendments to development at Free Wharf which would increase the total development to 587 dwellings. Adur Planning Committee 31st January 2023 resolved to grant consent subject to s106 agreement.

[Kingston Wharf AWDM/0204/20](#)

255 dwellings permitted after adoption of Adur Local Plan and JAAP.

[69 - 75 Brighton Road \(Frosts\) AWDM/2039/22](#)

176 dwellings (76 one bed and 100 two bed) approved on 16th June 2023.

[5 Brighton Road \(Howard Kent\) AWDM/1481/21](#)

21 townhouses and a block of 24 flats. Refused 15 September 2022 due to harm to the setting and the significance of the designated heritage asset, Kingston Bucci lighthouse and the absence of a planning obligation. An appeal was dismissed on 8th December 2023.

A revised scheme (AWDM/1962/22) for 21 townhouses and a block of 24 flats (with revised design and provision of on-site affordable housing) was refused 09 March 2023 for the same reasons as the previous scheme. An appeal was allowed on 8th December 2023.

Summary Tables

Table 1: Approved number of dwellings and density

Site	Dwellings	Density
Free Wharf	540*	186 dph*
Kingston Wharf	255	250 dph excluding commercial land
Mariners Point	132	189 dph
67 Brighton Road (Humphrey's Gap)	14	432 dph
Frosts	176	259 dph
Howard Kent	45	96 dph

* approvals pending will increase the number of dwellings to 587 amending the density to 199 dph

Table 2: Approved dwelling mix

Approved Flats							
	Kingston Wharf	Mariners Point	67 Brighton Road	Free Wharf*	Frosts	Howard Kent	Combined
1 bed	87	32	10	179	76	5	389
2 bed	149	87	4	323	100	16	679
3 bed	19	13	0	38	0	24	94
Total	255	132	14	540	176	45	1162

79/81 Brighton Road (Mariner's Point/Parcelforce) AWD/0501/12



Riverside view



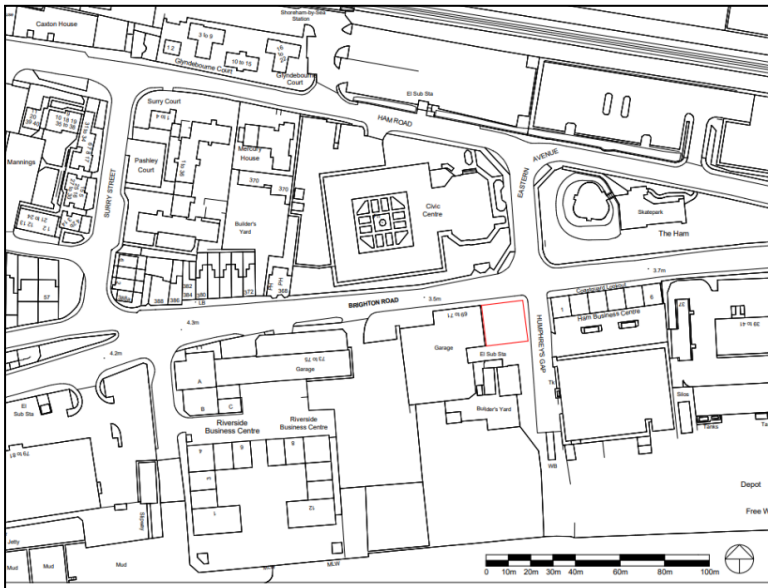
Brighton Road aerial view

Site Address	79 - 81 Brighton Road Shoreham-by-Sea West Sussex BN43 6RE
SHLAA ID	ADC/009/13 - Archived
Description	<p>Demolition of existing warehouse to facilitate new mixed-use development of 132 dwellings (Use Class C3) (comprising 32 x 1-bed flats, 87 x 2-bed flats and 13 x 3-bed flats of which 27% are affordable units), a 1265sqm foodstore (Use Class A1) and 121sqm of ancillary commercial floorspace (Use Classes A1, A2, A3, A5 and B1) in a 5-7 storey building with 150 parking spaces plus cycle spaces at basement level and at the front of the site, new vehicular access to serve the foodstore from Brighton Road, access to residential units via Surry Hard, improvements to the existing river wall, public hard and boathouse and new landscaping.</p> <p>Application AWDM/0089/14 amended the description to amend the floor area of A1 foodstore from 1265 sqm to 1348 sqm to be consistent with approved drawings.</p>
Date Planning Permission Granted	07 Oct 2013 This development is completed and occupied
Site Area	0.7ha
Residential	132 dwellings (32 x 1-bed flats, 87 x 2-bed flats and 13 x 3-bed flats)
Affordable Housing	36/132 units are affordable (27%).
Density (based on total site area)	189 dph
Height	5 storeys fronting Brighton Road rising to 7 storeys on riverfront.
Other Uses	1,348sqm foodstore to ensure viability. 121sqm ancillary commercial (within Class A1, A2, A3 and B1 (a))*
Parking	48 spaces for foodstore 102 basement spaces for residential units 152 bike spaces
Sustainability	<p>Sections of the roof of the ground floor foodstore proposed as green roof with pv solar panels proposed for flat roofs on south side at seventh floor level.</p> <p>Travel Plan, EV charging points and contribution towards ongoing monitoring of air quality impacts</p> <p>Code for Sustainable Homes Level 3</p>
Viability	Affordable housing will be 100% shared ownership justified through viability. Independent assessment of viability concurs the scheme requires shared ownership to be viable.

	District Valuer is satisfied that a food retail scheme based on £15 per sq ft is necessary in viability terms to ensure deliverability of the development.
Onsite Infrastructure	<p>Improvements to Surry Boat Yard - new toilet and shower facilities plus post room and parking for houseboat occupiers</p> <p>Site is within Flood Zone 3: New flood defence wall to a height of 5.57m AOD to be provided along river and western boundaries with flood gates at access points. The existing front boundary wall will be realigned and strengthened with a demountable flood barrier system to prevent water ingress from Brighton Road.</p> <p>Includes proposal to block up Surry Hard replacing it with a quayside which will provide public access allowing vehicles to be moored during favourable tide conditions.</p> <p>Surface water drainage will be managed through a SuDS system with attenuation before discharge into the River Adur. The SuDS scheme will protect against tide locking and provide a significant reduction in peak flow rates from the site.</p> <p>Contaminated land - The majority of existing made ground will be covered by hardstanding and buildings. There will be no private gardens. The application of a clean soil cover system is recommended for soft landscaping areas. Gas protection measures are not required.</p>
Offsite Contributions	<p>£87,500 towards sustainable highway improvements</p> <p>£144,503 Education (£62,060 primary, £66,796 secondary, £15,647 6th form) towards providing additional capacity at schools serving the Shoreham area.</p> <p>£21,570 providing additional library capacity to serve the Shoreham area</p> <p>£2,257 Provision of fire and rescue facilities for the development.</p> <p>£4,500 Air quality monitoring over 5 years to serve the shoreham area</p> <p>£5,000 Public art to serve the development and shoreham area</p>

- Please note that application AWD/0801/21 changes use of part of this ground floor commercial space to a dental practice (Use Class E)

63 To 67 Brighton Road (Humphreys Gap) AWDM/1625/16



Ham Business Centre

Humphreys Gap

63-67 Brighton Road

Frost's - Body Repair Centre

Site Address	Development Site at 63 To 67 Brighton Road, Shoreham-by-Sea, West Sussex
SHLAA ID	SH/007/16 - Archived
Description	Demolition of existing building and mixed use redevelopment of 63-67 Brighton Road to construct 5 storey building to provide 37sqm of A3 (restaurant/cafe)/A4 (drinking establishment)/B1 (business) use on ground floor and 14 dwellings comprising 3 studio flats, 7 x 1 bed flats and 4 x 2 bed flats on first to fourth floors, plus 7 car parking spaces and cycle parking.
Date Planning Permission Granted	13/02/2017 This development has been completed
Site Area	0.0324 ha (324 sqm)
Residential	Amendment AWDM/0858/18 approved 23/07/2018 changed the 3 studio flats initially proposed to 1 bedroom flats. 10 x 1 bed flats, 4 x 2 bed flats
Affordable Housing	No requirement on sites less than 15 dwellings
Density (based on total site area)	432 dph
Height	4 floors plus setback 5th storey
Other Uses	37sqm of A3 (restaurant/cafe)/A4 (drinking establishment)/B1 (business) use on ground floor
Parking	7 space car park and 11 bike spaces WSCC initially indicated development should provide 16 off road car spaces but agreed there was sufficient available parking in unrestricted streets nearby.
Sustainability	10% energy requirements met from 35 sqm solar photo-voltaic panels with space reserved for future connection to a heat network. Thermal insulation beyond required standards Central plant room with capacity to connect to heat network CHP, biomass boilers, wind turbines and ground / air source heat pumps found not to be feasible
Viability	No info submitted
Onsite Infrastructure	Sustainability statement makes reference to a large green courtyard

Offsite Contributions	n/a no s.106
Supporting Information	Flood Zone 3 - sleeping accommodation and habitable spaces are to be located at first floor level above modelled flood levels.

Free Wharf AWDM/1497/17



FIGURE 6.0 AERIAL VIEW FROM THE SOUTH EAST

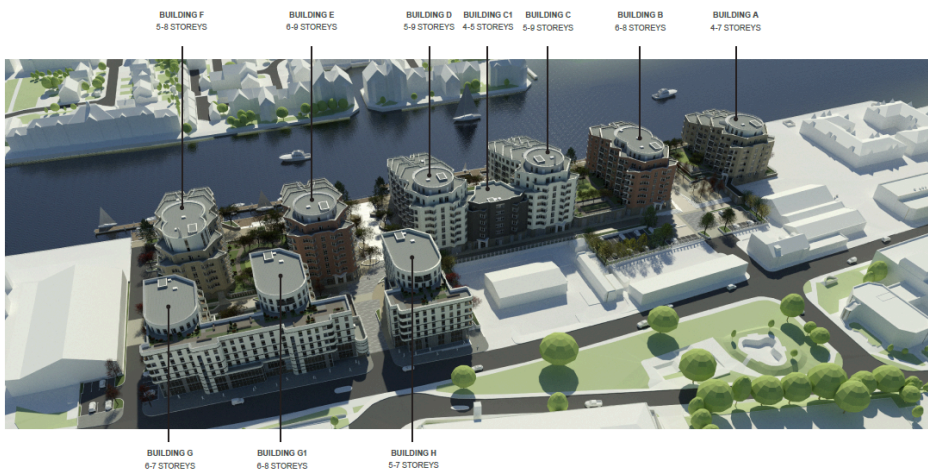


FIGURE 6.7 AERIAL VIEW FROM THE NORTH

Site Address	Free Wharf, Brighton Road, Shoreham-by-Sea, West Sussex
SHLAA ID	SH/005/15
Description	<p>AWDM/1497/17 (permitted) 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.</p> <p>AWDM/2037/20 (resolution to grant permission March 2021) Erection of a six to eight storey building comprising 782sqm of office space (Class E (g)(i)) floorspace and 97 residential homes, resident's concierge, car and cycle parking, refuse and landscaping (an alternative to the building previously approved as part of planning permission AWDM/1497/17)</p> <p>AWDM/1307/22 (permitted) seeks to amend the description of works to read: Redevelopment of the site to provide ten buildings, containing new homes, commercial floorspace at ground floor level within use class E. The development also includes parking spaces, 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, cycle parking spaces and associated ancillary areas.</p> <p>AWDM/1315/22 (resolution to grant permission January 2023) Application to vary condition 1, 23, 26 and 34 of previously approved AWDM/1497/17 to incorporate:</p> <ul style="list-style-type: none"> 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. <p>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).</p>

Date Planning Permission Granted	AWDM/1497/17 09 August 2018 AWDM/2037/20 Planning Committee March 2021 resolution to grant subject to s106 AWDM/1307/22 09 September 2022 AWDM/1315/22 Planning Committee 31st January 2023 resolved to grant consent subject to s106
Site Area	2.95ha
Residential	540 (2 x studios, 179 x one bed, 323 x two bed and 38 x three bed) Amended to 548 homes (AWDM/2037/20 resolution to approve subject to s106). AWDM/1315/22 (Recommended for approval at Planning Committee 31/01/23) amends the current approval for 548 homes increasing the total figure to 587. Consisting of 202 x 1 bed (an increase of 14), 366 x 2 bed (an increase of 42) and 19 x 3 bed (a reduction of 17).
Affordable Housing	162 affordable housing units (30% of scheme) increased to 165 through AWDM/2037/20 (submitted). This comprises 25% Affordable Rented Housing and 75% Shared Ownership Housing (contrary to policy requirements of 75% affordable rented and 25% intermediate/social rented) reflecting viability concerns despite the £10 million Housing Infrastructure Funding (HiF) secured for this development. The S106 enables tenure switch and additional contributions should there be surplus profit. AWDM/1315/22 The overall increase of 39 additional apartments includes 12 affordable homes. 9 for affordable rent and 3 for intermediate/shared ownership meeting the requirements of Policy 21 in terms of amount and tenure split. Total provision on the site is 176 affordable homes with 127 (72%) intermediate/shared ownership and 49 (28%) affordable rented. As the applicant is a strategic partner with Homes England an affordable housing grant from Homes England Funding can be used to convert some approved market housing to shared ownership increasing the total affordable homes to 321 (55%). the applicant has offered a memorandum of understanding (MoU) committing to use reasonable endeavours to deliver this additional affordable housing.
Density (based on total site area)	186 dph (the amendments proposed under AWDM/1315/22 will result in an increase density of 199 dph)
Height	Heights range from 4 to 9 storeys across the site. Roadside buildings are 5 storeys rising to 7 storeys towards the centre of the site away from the road.
Other Uses	2,707 sqm commercial floorspace at ground floor level comprising: 1,340 sqm office (B1) 533 sqm retail (A1)

	<p>105 sqm retail/cafe (A1/A3) 641 sqm restaurant (A3) 88 sqm yacht facility.</p> <p>AWDM/1307/22 (permitted) seeks Class E across all the commercial floorspace and limits development to 540 dwellings, 2,707 sqm flexible class E floorspace, 88 sqm yacht facility. This comprises: Building D - Restaurant E(b) 281 m2 Building E - Restaurant E(b) 365 m2 Building F - Restaurant E(b) 105 m2 - Yacht Facility 88 m2 Building G - Office E(g) 1,326 m2 Building H - Retail E(a, b, c i-ii) 541 m2</p>
<p>Parking</p>	<p>512 spaces (438 residents, 74 for commercial space or visitors) with 5% including electric charging points 2 car clubs will be provided onsite 596 cycle parking spaces</p> <p>AWDM/1315/22 the number of parking spaces would reduce by 93no. from the approved 512 to 419 as proposed. Within this total the number for residential use has reduced from 438 to 381. This is 311 fewer spaces than the County Parking guidance. Part of this residential parking provision would comprise a car-club hub containing up to 12 car club vehicles (an increase from the 2 car clubs previously provided). Proposed parking for future commercial occupiers amounts to 26no. spaces. This is a reduction of 48no. spaces from the 74no. spaces of the approved scheme. The proposal retains the 596 cycle spaces of the approved scheme within a series of secure bike stores integral to each block, with the exception of block A. These provide for both commercial users: 78no for commercial use and 518 for residential use at the rate of 0.88per dwelling.</p>
<p>Sustainability</p>	<p>High efficiency condensing boilers and a combined heat and power plant which can enable future connection to a heat network. 3% reduction in carbon compared to Building Regulations 2013, Part L.</p> <p>AWDM/1952/20 provides detailed information for Phase 1. SAP calculations show phase 1 can demonstrate an emissions saving of 23.7%, 10% of which is produced by renewable sources (this equates to a 20% improvement over the existing permitted scheme which proposed a 3% reduction following updates to the fabric and systems design).</p> <p>AWDM/1315/22 60% CO2 savings compared to the 27% achieved for Phase 1 and 3% for the original 2018 approved scheme. In terms of sustainability the proposed solution would be regarded as a low carbon solution. This would be achieved through thermal fabric improvements and exhaust air heat pumps (EAHP) for space heating and hot water generation. However this would no longer enable future connection to a district heat network.</p>

	<p>Planning condition 14 requires compliance with limiting water use to 110 l/p/d</p> <p>AWDM/1497/17 acknowledges a net loss of intertidal mudflat habitat of 40 m² (2m² through jetties & platforms and 38m² through new sheet piled flood wall on the eastern part of the site). Mitigation is suggested through the provision of 1,180 m² intertidal terraces which would result in an overall net gain of habitat at the application site, albeit of different habitat. Further onsite mitigation is delivered through the development including the amenity roofs with biodiverse planting, as well as integral nest boxes are included within the proposed development.</p>
<p>Viability</p>	<p>Viability assessment demonstrates that with additional public funding (£7,260,000 Homes England funding) only a profit margin of circa 12% is achievable (18-20% profit margin is regarded as commercially viable).</p> <p>The viability appraisal submitted with the application illustrates that the completion of the development is dependent on affordable housing grant. Even with this grant funding the development is below what would be seen as a commercially viable project but Registered Providers with a long term interest in the site operate on very different financial models and are in many instances not for profit organisations.</p>
<p>Onsite Infrastructure</p>	<p>Site is within Flood Zone 3 - Ground levels to be raised and new flood defences to be provided through a new concrete river wall</p> <p>Surface water drainage scheme to be provided discharging to River Adur with adequate onsite storage capacity during high rainfall events</p> <p>Mooring pontoons, River observation platform</p> <p>Riverside pedestrian / cycle route</p> <p>Safeguards an 0.5m wide strip along A259 frontage for cycle route to Shoreham Town Centre.</p> <p>19,602 sqm open space of which 14,723 is publicly accessible Including 740m² 0-5 year old play space in residents amenity podium and roof courtyards and 180m² 5-11 year old play space in lower podium publicly accessible courtyards. Age 12+ play space more suitably provided through offsite enhancements at Ham Road Play Space. Changes through AWDM/1315/22 will reduce the podium amenity space between blocks B & C by approximately 25% due to redesigned basement access ramp. This reduction will be addressed through an increased offsite contribution.</p> <p>The site investigation identified heavy metals and hydrocarbons across the site. Through remediation fuel storage tanks are to be removed and contaminated soils capped. This will also include the</p>

	<p>removal of perched groundwater in areas affected by hydrocarbon contamination.</p> <p>The Heritage assessment concluded that any heritage impact was limited, and that most of the important buildings within the Conservation Area will have no visibility nor historic association to the proposed development due to distance and the buffer effect of the intervening buildings, including the recent Mariners Point.</p>
<p>Offsite Contributions</p>	<p>£138,802 Air quality monitoring and mitigation £30,000 Environmental improvement and mitigation £265,537 Replacement or expansion of Shoreham Health Centre or a new integrated community hub facility. £853,696 Education £658,422 Highways to be used towards:</p> <ul style="list-style-type: none"> (a) Improvements to A259 Brighton Road/Norfolk Bridge/A282 Old Shoreham Road Roundabout (b) Shoreham Town Centre public realm improvements (c) The provision of a cycle route along the A259 between Kingston Lane and Eastern Avenue (d) Provision of dedicated bus priority for buses on the A259 at Eastern Avenue and Kingston Lane traffic signals (e) New or improved pedestrian and cycle crossing points at High Street/St John Street/East Street (f) Improvements to bus stops along the A259 in the vicinity of the development to include real time passenger information (g) Wayfinding and legibility network improvements for key destinations. <p>£142,335 Libraries £11,515 Fire</p> <p>Subject to Second Viability Reassessment to be submitted prior to Occupation of the 200th Dwelling, there may be scope for additional contributions (£530,682) towards sports halls, swimming pools, 3G pitches, indoor bowls. But when the application was determined these were not viable.</p> <p>Off site infrastructure is to be provided by Southern Water Capital Scheme to provide sufficient capacity within foul network to cope with additional sewerage flows. Southern Water is currently in process of designing and planning delivery of off-site sewerage network reinforcements. Southern Water seeks to limit the timescales to a maximum of 24 months from a firm commitment of the development.</p>

Kingston Wharf AWDM/0204/20

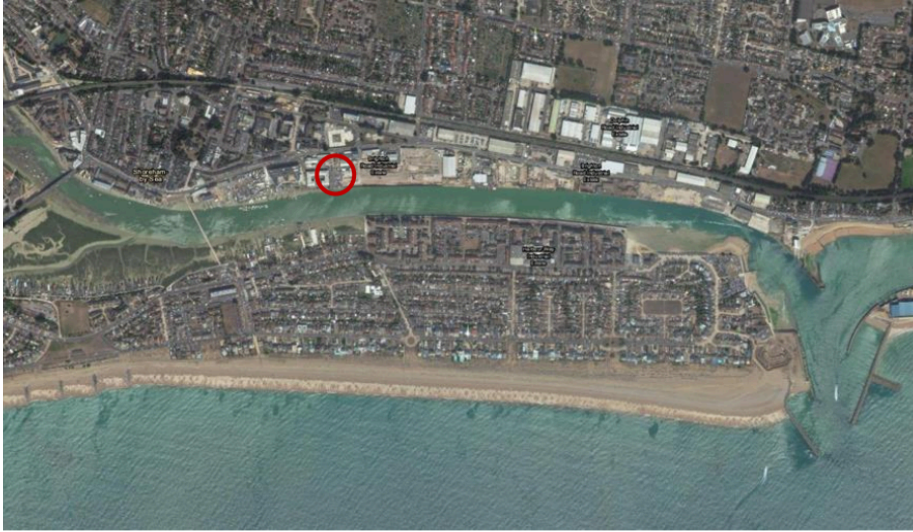


Site Address	Kingston Wharf, Brighton Road, Shoreham-by-Sea, West Sussex
SHLAA ID	SH/006/16
Description	Mixed-use redevelopment comprised of three blocks of residential dwellings (4 to 8 storeys) and mixed-use business centre (office, storage and cafe uses) - incorporating riverside walk, landscaping and ancillary car and cycle parking.
Planning Permission	29/01/2021
Site Area	1.60 ha (western parcel 0.59ha and eastern parcel 1.06ha)
Residential	<p>255 consisting of: 31 x 1 bed 1 person 56 x 1 bed 2 person 59 x 2 bed 3 person 90 x 2 bed 4 person 19 x 3 bed 4 person</p> <p>All proposed units exceed the Nationally Described Space Standards and at least 95% would achieve Accessible and Adaptable dwellings M4(2)</p>
Affordable Housing	<p>30% committed with intention to deliver 100% affordable with grant Of this 30%: 58 social rent (19 x 1 bed, 26 x 2 bed, 13 x 3 bed) 19 intermediate (4 x 1 bed, 10 x 2 bed, 5 x 3 bed)</p>
Density	<p>159 dph based on total site area.</p> <p>However taking account the portion of the site used for the enterprise centre (5,820m²) this leaves a site area for the eastern parcel of 1.018ha. Therefore a more accurate residential density is 250 dph based on this plan https://docs.adur-worthing.gov.uk/NorthgatePublicDocs/02206160.pdf</p>
Height	<p>4-8 storey residential (eastern parcel) 5-6 storey enterprise centre (western parcel)</p>
Other Uses	<p>2276 sqm B1 1927 sqm flexible space(B1 or B8) 99 sqm A3 cafe space 4188 sqm self-storage B8</p>
Parking	<p>286 car spaces with 207 spaces for residential at basement level. 58 residential and 22 commercial EV charging points 155 residential cycle spaces Car club</p>
Sustainability	<p>Excellent BREEAM rating for non-residential floorspace with Air Source Heat Pump system for heating and cooling</p>

	<p>20% car spaces to have EV charging</p> <p>Meets Building Regulations M4(2) for accessible and adaptable dwellings</p> <p>Exceeds Building Regulations Part L compliance by 19% (carbon emissions reductions). Provision of communal heating system with potential to connect to future heat network</p> <p>Roof mounted solar panels</p> <p>Heating and cooling to follow hierarchy</p> <p>Residential water use less than 110 l/p/d</p>
Viability	<p>Costs associated with flood defence and remediation of land contamination are significant</p> <p>Developable area is reduced by provision of cycle path and waterfront walk and an already narrow site</p> <p>Taller buildings are required to achieve viability</p>
Onsite Infrastructure	<p>Flood Zone 3 and medium risk of surface water flooding. New 4m wide riverside walk and flood wall surrounding the site. Surface water drainage to sewer through SuDs scheme with direct discharge to River Adur. West Sussex have recommended that the outfall should be high enough to avoid tide locking throughout the lifetime of the development.</p> <p>Stepped and segregated dual lane cycle route adjacent to A259 Riverside walk</p> <p>Private terraces and balconies and 4 'podiums' providing communal garden and play spaces for residents totaling 1,816 sqm shared amenity space and 220 sqm play space.</p> <p>Commercial Public Art Plan with a minimum cost of £9,000. Residential Public Art Plan with a minimum cost of £21,000</p> <p>Car club</p>
Offsite Contributions	<p>£19,421.60 (minus the cost of onsite mitigation measures) Commercial Air Quality Contribution</p> <p>£68,858.40 (minus cost of onsite mitigation) residential air quality contribution towards monitoring and mitigation measures in the Shoreham Town Centre AQMA and/or Brighton Road.</p> <p>£118,481 First Health Contribution towards refurbishment, improvement, replacement or expansion of Harbour View GP Surgery (Shoreham Health Centre)</p> <p>£65,000 Open Space Contribution towards improvements to recreation at Kingston Beach and /or other public open spaces within Marine Ward, Southwick Green Ward or St Mary's Ward.</p> <p>£52,000 Bus Stop Improvements Contribution towards 2 new bus shelters or poles with RTPi Displays on Brighton Road</p>

	<p>£139,659.96 Highway improvements A259 for commercial floorspace £495,258.04 Highway improvements A259 for residential development</p> <p>£33,827.20 Provision of cycle path on Brighton Road for commercial floorspace £119,932.80 Provision of cycle path for residential development</p> <p>£49,060 Highway improvements to A27 Steyning and Hangleton junctions for commercial floorspace £173,940 Highway improvements to A27 Steyning and Hangleton junctions for residential developments</p> <p>£7,500 Traffic Regulation Orders</p> <p>£82,202.50 Primary Schools £88,472.50 Secondary Schools £20,725 Sixth Form</p> <p>£32,676.50 Shoreham Library £5,048 Fire and Rescue</p> <p>Scope for additional contributions relating to health, education and libraries depending on level of affordable housing provided.</p>
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69 - 75 Brighton Road (Frosts) [AWDM/2039/22](#)



Previous application (AWDM/1473/21)



Current application (AWDM/2039/22)



Previous application (AWDM/1473/21)



Current application (AWDM/2039/22)



Site Address	69 - 75 Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE
SHLAA ID	SH/010/18
Description	Demolition of existing buildings, construction of 176no. one and two bedroom residential apartments and commercial development over 4 blocks between 5 and 9 levels, basement parking and raised deck, new highway access, flood defences, drainage infrastructure, landscaping and ancillary development. (Including changes in heights and reduction from previously proposed 183no. apartments to 176no.)
Planning Permission	Approved 16th June 2023
Site Area	0.68 Hectares.
Residential	176 Dwellings In Total. 76 x 1 Bedroomed 100 x 2 Bedroomed.
Affordable Housing	At least 53 units - 13 Intermediate Housing Units, 40 Affordable Rented Units or Social Rented Units
Density	259 dph
Height	5-8 Storeys.
Other Uses	7 new commercial units, with a total floor area of around 600m ² , in use class E.
Parking	A total of 79 parking spaces are proposed (of which 12 disabled parking spaces for the residential and 1 for the commercial provision). 27 spaces would be active EV spaces (33% in line with existing WSCC guidance). Car Club spaces will also be provided.
Sustainability	Submitted Sustainability Statement: SuDS proposed with over wall discharge to River Adur Aims to achieve BREEAM 'Very Good' for non residential and residential. External blinds and glazing to reduce overheating

	<p>Each dwelling to have individual Heat Pumps for heating and hot water; Use of heat energy from the Mechanical Ventilation Heat Recovery (MVHR), fitted to ventilate noise exposed apartments, will add to the heating of those apartments.;</p> <p>Water efficiency measures to ensure use is no more than 110 l/p/d</p> <p>New cycle path along Upper Brighton Road</p> <p>Biodiversity net gain through creation of new habitats onsite</p>
Viability	
Onsite Infrastructure	<p>Flood Zone 3: New flood defence at 5.6m AOD to be provided replacing existing that is in need of repair and to link to new defences on land to the east to provide a new comprehensive flood defence.</p> <p>New public walking route along the river and north-south through the site</p> <p>2,392 sqm play space and public open space comprising 3 courtyards (including play spaces), rooftop spaces and riverfront path</p> <p>Car club and travel plan</p> <p>Dedicated Cycle-Footpath land along A259</p> <p>Public Art as part of the development</p>
Offsite Infrastructure Contributions	<p>Highway Improvement contribution: £558,097, of which £420,805 to be used within the JAAP and £137,292 towards local plan measures.</p> <p>A cycle path contribution of £63,830.12 for provision of a roadside cycle path along the site frontage on the A259. £3,500 monitoring the travel plan contribution £8,322 TRO contribution</p> <p>Air quality contribution of £17,483 towards monitoring and mitigation measures in the Shoreham Town Centre AQMA and/or Brighton Road.</p> <p>£328,750 towards the provision and/or improvement of off site public open space and/or recreation facilities within Adur District. £57,720 towards the ongoing maintenance of off site public open space and/or recreation facilities.</p>

	<p>Public Art contribution of £17,000.</p> <p>Education contributions:</p> <ul style="list-style-type: none"> ● Primary £105,313; ● Secondary £113,342; ● Sixth Form £26,551. <p>Fire contribution: £4,014.</p> <p>Libraries contribution of £47.041 to provide additional library services including additional facilities at the new library for Shoreham.</p> <p>Health contribution up to £206,366 towards either the refurbishment, improvement, replacement or expansion of Harbour View GP Surgery (Shoreham Health Centre) or at another location within Adur District.</p> <p>Local Procurement and Skills plan.</p>
<p>Site Constraints</p>	<p>Site is in Flood Zone 3 and existing Steel Sheet Wall is in need of repair</p> <p>Contamination is present on the site, along with the presence of underground storage tanks. Gas protection measures and leachate testing may be required.</p>

5 Brighton Road (Howard Kent) AWDM/1962/22 (allowed at appeal)



Fig 1: Image of Amended Proposals (from east)



Fig 2: Image of Amended Proposals (from harbour mouth)



Fig 4: Amended Proposals: Aerial View

Site Address	5 Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE
SHLAA ID	SH/001/13
Description	Proposed mixed-use re-development between 3 and 8 storeys comprising 21 townhouses, mixed-use apartment block of 24 flats, riverside walk, landscaping, and parking.
Planning Permission	Allowed at appeal 8/12/2023
Site Area	0.47 hectares.
Residential	45 dwellings consisting 21 houses and 24 flats: 3 bed + houses: 21 3 bed flats: 4 2 bed flats: 16 1 bed flat: 5 Amenity space to be provided through private roof gardens and balcony areas
Affordable Housing	One house and four apartments provided as shared-ownership homes.
Density	96 dph
Height	3 storey townhouses and 8 storey apartment block.
Other Uses	56 sqm Class E commercial floor space which is expected to be a cafe.
Parking	44 car parking spaces: 1 per house and 18 for the flats. One for the cafe and 4 unallocated for visitors. Houses 2 cycle spaces, flats 24 communal cycle store and 6 visitor cycle spaces.
Sustainability	All allocated residential parking spaces to have EV charging Reduction in carbon emissions on Part L overall 35% improvement when including Solar PV and Air Source Heat Pumps (ASHP) Water use minimised to 110 l/p/d
Viability	Costs associated with flood defence and remediation of land contamination are significant. Developable area is reduced by provision of cycle path and waterfront walk and an already narrow site.

<p>Onsite Infrastructure</p>	<p>New flood defences and raised ground levels. SuDS scheme with permeable paving to provide treatment, conveyance and attenuation to flows. The system allows for storage and overflow discharge during tide locking.</p> <p>A new pumping station and new onsite foul drains will be constructed to connect foul water to the nearest sewer.</p> <p>4m wide waterfront pedestrian route and cycleway Safeguards 5.3m strip of land along northern frontage to enable WSSC to provide a stepped and segregated pedestrian and cycle route</p> <p>A communal planted space is provided as a mixed seating and children’s play area, with three elements of play equipment and riverside-facing benches, framed by planting.</p> <p>25sqm private roof gardens and balcony space, courtyard to provide public amenity space.</p>
<p>Offsite Contributions</p>	<p><u>WSSC Contributions</u> Education (secondary) £160,934 Education (six form) £37,700 Libraries £21,848 Fire and Rescue £1,550 Highways £145,000 Car Club/Travel Plan £12,500</p> <p><u>Health</u> CCG £ 60,271</p> <p><u>District Council</u> Open Space £130,939 (i.e. £125,107 + £388.85 x15yr maintenance) Art £ 5,294 Air Quality £ 8,980* *(unless physical/on-site mitigation) TOTAL £734,549 [was £706,499 in September 2022]</p> <p>The amended proposal formalises the applicant’s previous offer to surface the public right of way (PROW - FP3556) outside the eastern boundary with Kingston Beach.</p>