ADUR DISTRICT COUNCIL

Mr G Bahra
Alan Camp Architects LLP
88 Union Street
London
SE1 0NW

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1049/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 12 (SUSTAINABILITY - ENERGY) OF APPLICATION AWDM/1315/22 (PHASE 1 ELEMENT ONLY (PART III)).

Location of Development
FREE WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Head of Planning & Development
28/10/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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SCHEDULE

Approved Date - 28/10/2025

12 Sustainability - Energy

i) The Phase 1 development shall be completed in accordance with the Revised Permitted Energy Strategy Revision 2, dated 13 November 2020 by Couch Perry Wilkes, as updated by the Calford Seaden Document Titled: Response to Condition 12 Document REV 00 Dated 04.07.21 prior to its occupation.

ii) Later phases of the development shall be completed in accordance with the Energy & Sustainability Statement Revision 02 (L220039), dated 27th July 2022 by Calford Seaden, prior to their occupation. All phases shall incorporate the sustainable energy and heat management measures described in these documents, including:

a) Energy efficient building fabric;
b) LED internal & external lighting;
c) Provision of Solar panels;
d) Mechanical Ventilation with Heat Recovery System (MVHR), with summer bypass;
e) Building Energy Management Systems;

unless the Local Planning Authority give prior written approval for any variation.

iii) Written confirmation, including independent professional verification, shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of each phase of the development, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that these measures have achieved the target CO2 reduction below the baseline model including renewable energy, as identified in the respective Revised Permitted Energy Strategy and Energy Statement. Each verification document shall include any proposed and timetabled remedial measures if these targets have not been met in a phase, in which event the remedial measures thereby approved shall then be implemented in accordance with that timetable.

Reason: *In accordance with the submitted application, to ensure that the development is sustainable and makes efficient use of energy, water and materials to achieve CO2 reductions having regard to the National Planning Policy Framework and policies 18 & 19 of the Adur Local Plan and SH1 of the Shoreham Harbour Joint Area Action Plan 2019.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
As-BUILT ENERGY REVIEW	RP-N-0001	13.08.2025

Reason: *For the avoidance of doubt and in the interests of proper planning.*