Planning Services, Adur & Worthing Councils

Portland House,
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Worthing,
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BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

522285

Northing (y)

105095

Description

FREE WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

Applicant Details

Name/Company

Title

Ms

First name

C

Surname

Kerins

Company Name

HG Construction Ltd

Address

Address line 1

4 Hunting Gate

Address line 2

Address line 3

Town/City

Hertfordshire

County

Country

England

Postcode

SG4 0TJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

G

Surname

Bahra

Company Name

Alan Camp Architects LLP

Address

Address line 1

88 Union Street

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

SE1 0NW

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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 SEMIPRIVATE AND PUBLICLY ACCESSIBLE OPEN SPACE, INTERNAL ACCESS ROADS, 596 CYCLE PARKING SPACES AND ASSOCIATED ANCILLARY AREAS. THE APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Application to vary condition 1, 23, 26 and 34 of previously approved AWDM/1497/17 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).

Reference number

AWDM/1315/22

Date of decision (date must be pre-application submission)

07/03/2024

Please state the condition number(s) to which this application relates

Condition number(s)

PLC-15
PLC-16
PLC-31

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

05/09/2021

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

Phase 2 element only

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

PLC-15:
GF landscape layouts, details and specs:
3151-APA-ZZ-00-DR-L-1001
3151-APA-ZZ-ZZ-DR-L-1000

Details of curtain walling ventilation louvres to commercial:
P639-FIS-BE-00-DR-W-2012
P639-FIS-BE-00-DR-W-2013
P639-FIS-BE-00-DR-W-2014
P639-FIS-BE-00-DR-W-2015
P639-FIS-BE-00-DR-W-2016
P639-FIS-BE-00-DR-W-2018
P639-FIS-BE-00-DR-W-2019
P639-FIS-BE-00-DR-W-2020
P639-FIS-BE-00-DR-W-2021
P639-FIS-BE-00-DR-W-2022
P639-FIS-BE-00-DR-W-2023
P639-FIS-BF-00-DR-W-2001
P639-FIS-BF-00-DR-W-2002
P639-FIS-BF-00-DR-W-2003
P639-FIS-BF-00-DR-W-2004

Plant and ductwork to commercial:
3117-ACA-E-ZZ-DR-A-2108
FWF-CAL-BE-06-DR-ME-0106
FWF-CAL-BE-RF-DR-ME-0109

Note: The details and installation of the plant to serve the commercial (restaurant) unit will be confirmed at a later date when the unit is let to a tenant.
The provisions as included in the base build are:
A dedicated plant space at roof level
A dedicated riser that rises through the building connecting the commercial unit with the allocated space at roof level.
Louvre provision at high level around the perimeter of the Commercial unit for use by the tenant for additional ventilation provisions.

PLC-16
Landscape layouts, details, street furniture and planting:
3151-APA-BE-XX-DR-L-1002
3151-APA-BE-XX-DR-L-2002
3151-APA-BF-07-DR-L-1004
3151-APA-BF-07-DR-L-2003
3151-APA-BF-07-DR-L-3018
3151-APA-BF-XX-DR-L-1003
3151-APA-ZZ-00-DR-L-1001
3151-APA-ZZ-00-DR-L-2001
3151-APA-ZZ-00-DR-L-3000
3151-APA-ZZ-00-DR-L-3001
3151-APA-ZZ-00-DR-L-3002
3151-APA-ZZ-00-DR-L-3003
3151-APA-ZZ-00-DR-L-3004
3151-APA-ZZ-00-DR-L-3005
3151-APA-ZZ-00-DR-L-3006
3151-APA-ZZ-00-DR-L-3007
3151-APA-ZZ-00-DR-L-3008
3151-APA-ZZ-00-DR-L-3009
3151-APA-ZZ-00-DR-L-3010
3151-APA-ZZ-00-DR-L-3011
3151-APA-ZZ-00-DR-L-3012
3151-APA-ZZ-00-DR-L-3013
3151-APA-ZZ-00-DR-L-3014
3151-APA-ZZ-00-DR-L-3015

3151-APA-ZZ-00-DR-L-3016
3151-APA-ZZ-00-DR-L-3017
3151-APA-ZZ-00-DR-L-3019
3151-APA-ZZ-00-DR-L-3020
3151-APA-ZZ-00-DR-L-3021
3151-APA-ZZ-00-SH-L-4200
3151-APA-ZZ-00-SH-L-4201
3151-APA-ZZ-XX-DR-L-1007
3151-APA-ZZ-XX-RP-L-4300
3151-APA-ZZ-XX-SP-L-4400
3151-APA-ZZ-XX-SP-L-4401
3151-APA-ZZ-ZZ-DR-L-1000

Management plan:
3151-APA-ZZ-XX-RP-L-4300

Timetable for works:
Hard landscaping to start week commencing 08/09/2025
Soft landscaping to start week commencing 06/10/2025

PLC-31
1620017291-RAM-SFW-RW-SP-CM-20100 A3-02 Specification
1620017291-RAM-SFW-WW-DR-CW-20010
1620017291-RAM-SFW-WW-DR-CW-20011
1620017291-RAM-SFW-WW-DR-CW-20012
1620017291-RAM-SFW-WW-DR-CW-20013
1620017291-RAM-SFW-WW-DR-CW-20014
1620017291-RAM-SFW-WW-DR-CW-20015
1620017291-RAM-SFW-WW-DR-CW-20016
1620017291-RAM-SFW-WW-DR-CW-20020
1620017291-RAM-SFW-WW-DR-CW-20021
1620017291-RAM-SFW-WW-DR-CW-20022
1620017291-RAM-SFW-WW-DR-CW-20023
1620017291-RAM-SFW-WW-DR-CW-20024
1620017291-RAM-SFW-WW-DR-CW-20025
1620017291-RAM-SFW-WW-SH-CW-20020
1620017291-RAM-SFW-WW-SH-CW-20021
1620017291-RAM-SFW-WW-SH-CW-20022
1620017291-RAM-SFW-WW-SH-CW-20023
1620017291-RAM-SFW-WW-SH-CW-20024
1620017291-RAM-SFW-WW-SH-CW-20025

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

alan camp

Date

21/07/2025