Planning Services, Adur & Worthing Councils

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Free Wharf

Address Line 1

Brighton Road

Address Line 2

Address Line 3

Town/city

Shoreham-on-Sea

Postcode

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

Easting (x)

522199

Northing (y)

105066

Description

FREE WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

Applicant Details

Name/Company

Title

First name

Surname

C/O Agent

Company Name

Southern Housing Group

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

C/O Agent

Town/City

C/O Agent

County

Country

Postcode

EC2A 4NE

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

First name

G

Surname

Bahra

Company Name

ACA Studios Ltd

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 ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the 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/1497/17 & 1351/22 & 0478/24

Date of decision

09/08/2018

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Rewording of Planning Condition 32 as below:

Prior to the commencement of Phase 3, details of the facilities to maintain Humphries Gap as a Public Hard shall be submitted to the Council for approval. The facilities shall include a ladder (with suitable access through the riverside railings) providing access from Humphreys Gap to the river and a cleat for mooring purposes. Details of any signage to be provided relating to the use of said facilities shall also be provided. The facilities shall be provided prior to occupation of 75% of dwellings in Phase 3. The facilities will be maintained and made available for public use at all times thereafter.

Please state why you wish to make this amendment

To align with the project phasing

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

Site Visit

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

⊘ Yes
◯ No

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

⊘ 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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment 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

21/08/2025