ADUR DISTRICT COUNCIL

G Bahra
ACA Studios Ltd
88 Union Street
London
SE1 0NW

NON-MATERIAL AMENDMENT

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING ACT 1990 (as amended): Section 96A

APPLICATION NUMBER: AWDM/1081/25

Details of Development
REWORDING OF PLANNING CONDITION 32 OF AWDM/1315/22 (WHICH IS A PREVIOUSLY APPROVED VARIATION OF AWDM/1497/17) 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.

Location of Development
FREE WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX
I refer you to your application of 16th October 2025 to amend the development as described above.

In pursuance of the Council's powers under the above-mentioned Act, I hereby notify you that the Council APPROVE the non-material amendment in accordance with the application and accompanying documents. For the avoidance of doubt, these plans and details comprise:-

- Letter from ACA Studios dated 21st October 2025, reference 3117-PL-02
- Application form (Application for a Non-Material Amendment) dated 21/08/2025

Please note that the existing planning permission AWDM/1497/17 as previously varied by AWDM/1315/22 still stands and that all conditions, plans and the requirements of the associated Section 106 Planning Obligations imposed upon it continue to apply to the development except that the wording of condition 32 of AWDM/1315/22 as stated below can substitute the original wording:-

Wording Hereby Approved – Condition 32 (AWDM/1315/22)

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.

Reason: *To enhance access and recreation value of the river and riverside.*

Original Wording Condition 32 (AWDM/1315/22)

Prior to first occupation of Phase 2**,** 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.

Reason: *To enhance access and recreation value of the river and riverside.*



Gary Peck
Head of Planning & Development

12/11/2025

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.