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/0959/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 15 (MATERIALS AND DETAILS), CONDITION 16 (LANDSCAPING), CONDITION 31 (RIVERSIDE FOOTPATH) OF APPLICATION AWDM/1315/22.

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.

GPeck

Gary Peck
Head of Planning & Development
22/10/2025

SCHEDULE

Approved Date - 22/10/2025

15 Materials and Details

i) Development of Phase 1 shall fully accord with the design details and materials which were approved on 12th February 2024 under Planning Reference AWDM/0182/22 (and are listed under Informative 3 of this notice of approval).

ii) No facade or final ground-surfacing works, excluding Enabling Works, shall take place for any other phase until the following details for that phase have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

a) particulars and samples of all materials to be used on all external faces of the building (including annotated drawings to identify where these are used);
b) details of all elevations to show typical details of all external components including details of drainage;
c) details of the balconies (including 1:20 scale sectional drawing, RAL colour, finish and glazing details) and wind mitigation measures including details of drainage;
d) details of ground floor elevations including entrances;
e) details of escape doors, gates, doors, bin storage entrance and bicycle storage entrance;
f) details of soffits, handrails and balustrades;
g) details of ground level surfaces including materials to be used;
h) details of external lighting attached to the building including anti-collision lights, lighting to the soffits and lighting to pedestrian routes;
i) details of plant and ductwork to serve the commercial uses;
j) details of ventilation and air-conditioning for the commercial uses;

Reason: *To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the policy 19 of the Adur Local Plan 2017.*

Approved Date - 22/10/2025

16 Landscaping

i) Development of Phase 1 shall fully accord with the hard and soft landscaping details and materials which were approved on 12th February 2024 under Planning Reference AWDM/0182/22 (and are listed under Informative 3 of this notice of approval).

ii) Prior to the commencement of any landscape or public realm works for any other phase, excluding Enabling Works, details of the landscaping for that phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) Details of materials;

b) Street furniture, and lighting and any play equipment;
c) Planters, tree pits and planting;
d) A timetable for the implementation of the hard and soft landscaping;
e) A maintenance plan to ensure establishment of the soft landscaping.

Development shall thereafter be carried out, and the planting maintained, in accordance with the approved details and timetable.

Reason: *To protect and enhance the character of the site and the area and to ensure that its appearance is satisfactory.*

Approved Date - 22/10/2025
31 Riverside Footpath

Prior to construction of the riverside walkway, details including engineering specifications, shall be submitted to and approved in writing to the Local Planning Authority to demonstrate that it is structurally sound and has an unimpeded width of at least 3m throughout.

Reason: *In order to ensure a suitable standard and resilience of development and to enhance access and recreation value of the river and riverside.*

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.

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
BLOCK E ROOF FLOOR M&E DISTRIBUTION SERVICES LAYOUT	DR-ME-0109 C01	22.07.2025
CURTAIN WALL FRAME CW-E-03 LEVEL 00 EAST ELEVATION	DR-W-2012 C2	22.07.2025
CURTAIN WALL FRAME CW-E-04 & CW-E-08 LEVEL 00 SOUTH ELEVATION	DR-W-2013 C2	22.07.2025
CURTAIN WALL FRAME W-E-05 & CW-E-07 LEVEL 00 SOUTH ELEVATION	DR-W-2014 C2	22.07.2025
CURTAIN WALL FRAME CW-E-06 LEVEL 00 SOUTH ELEVATION	DR-W-2015 C2	22.07.2025
CURTAIN WALL FRAME CW-E-17 LEVEL 00 WEST ELEVATION	DR-W-2016 C2	22.07.2025

Reference/Drawing Number	Version	Date Rec
CURTAIN WALL FRAME CW-E-03 & CW-E-10 LEVEL 00 WEST ELEVATION	DR-W-2018 C2	22.07.2025
CURTAIN WALL FRAME CW-E-11 LEVEL 00 WEST ELEVATION	DR-W-2019 C2	22.07.2025
CURTAIN WALL FRAME CW-E-12 LEVEL 00 WEST ELEVATION	DR-W-2020 C2	22.07.2025
CURTAIN WALL FRAME CW-E-13 LEVEL 00 WEST ELEVATION	DR-W-2021 C2	22.07.2025
CURTAIN WALL FRAME CW-E-14 LEVEL 00 WEST ELEVATION	DR-W-2022 C2	22.07.2025
CURTAIN WALL FRAME CW-E-15 LEVEL 00 WEST ELEVATION	DR-W-2023 C2	22.07.2025
CURTAIN WALL FRAME CW-F-02 LEVEL 00 EAST ELEVATION	DR-W-2001 C2	22.07.2025
CURTAIN WALL FRAME CW-F-03 LEVEL 00 SOUTH ELEVATION	DR-W-2002 C2	22.07.2025
CURTAIN WALL FRAME CW-F-04 LEVEL 00 WEST ELEVATION	DR-W-2003 C2	22.07.2025
GA BLOCK E SOUTH & WEST GA ELEVATIONS	DR-A-2108 C07	22.07.2025
LANDSCAPE LAYOUT SURFACE FINISHES BLOCK E LEVELS 06, 07, 08	DR-L-1002 T05	22.07.2025
LANDSCAPE LAYOUT PLANTING PLAN BLOCK E - ROOFS LEVEL 07 & 08	DR-L-2002 T02	22.07.2025
LANDSCAPE LAYOUT SURFACE FINISHES BLOCK F - LEVEL 7	DR-L-1004 T04	22.07.2025
LANDSCAPE LAYOUT PLANTING PLAN BLOCK F LEVEL 07	DR-L-2003 T02	22.07.2025
PODIUM PLANTER AND PAVING DETAIL BLOCK F LEVEL 07	DR-L-3018 T01	22.07.2025
LANDSCAPE LAYOUT SURFACE FINISHES BLOCK F ROOF LEVELS 5 & 6	DR-L-1003 T02	22.07.2025
LANDSCAPE LAYOUT SURFACE FINISHES GROUND LEVEL & PODIUM	DR-L-1001 T12	22.07.2025
LANDSCAPE LAYOUT PLANTING PLAN GROUND LEVEL & PODIUM	DR-L-2001 T04	22.07.2025
DETAIL GROUND LEVEL RIVERSIDE STEPS & PATH	DR-L-3000 T04	22.07.2025
RIVER FRONTAGE DETAILS STEPS & SEATING STEPS	DR-L-3001 T05	22.07.2025
RAILING & PLANTER DETAIL	DR-L-3002 T04	22.07.2025
NORTH RAILING & PLANTER DETAIL	DR-L-3003 T02	22.07.2025
TAP POINT DETAIL	DR-L-3004 T01	22.07.2025
R3 RAILING & GATE DETAIL	DR-L-3005 T03	22.07.2025

Reference/Drawing Number	Version	Date Rec
RIVERSIDE BOARDWALK DETAIL	DR-L-3006 T04	22.07.2025
PLINTH & PLAZA DETAIL	DR-L-3007 T04	22.07.2025
WATERFRONT & BENCH DETAIL	DR-L-3008 T02	22.07.2025
SOUTHEAST RIVERFRONT STEPS	DR-L-3009 T02	22.07.2025
RESIN BOUND SURFACE WITH METAL EDGE DETAIL	DR-L-3010 T01	22.07.2025
PODIUM PATH DETAIL	DR-L-3011 T03	22.07.2025
PODIUM PLANTER DETAIL	DR-L-3012 T02	22.07.2025
PODIUM BUILDING EDGE DETAIL	DR-L-3013 T03	22.07.2025
CONSTRUCTION DETAIL PODIUM PLAY BOULDER	DR-L-3014 T02	22.07.2025
PERGOLA & PLANTER DETAIL	DR-L-3015 T03	22.07.2025
PLAZA STEPS (ST1)	DR-L-3016 T01	22.07.2025
TYPICAL PLAZA PLANTER DETAIL	DR-L-3017 T04	22.07.2025
PLAZA, BOARDWALK & WIND FINS	DR-L-3019 T04	22.07.2025
VENT ELEVATION	DR-L-3020 T01	22.07.2025
SOUTHEAST ROAD ENTRANCE	DR-L-3021 T02	22.07.2025
PLANT SCHEDULE & HORTICULTURAL NOTES GROUND LEVEL & PODIUM	SH-L-4200 T04	22.07.2025
PLANT SCHEDULE & HORTICULTURAL NOTES BLOCK F L7, BLOCK E L7, BLOCK E L8	SH-L-4201 T01	22.07.2025
LANDSCAPING SETTING OUT PAVING SWATCHES UPPER ROOFS	DR-L-1007 T01	22.07.2025
LANDSCAPE MANAGEMENT PLAN	RP-L-4300-P01	22.07.2025
HARDWORKS SPECIFICATION	SP-L-4400 T05	22.05.2025
SOFT LANDSCAPE SPECIFICATION	SP-L-4401 T00	22.05.2025
EXTERNAL WORKS	DR-L-1000 T12	22.05.2025
BLOCK E 6TH FLR M&E DISTRIBUTION SERVICES LAYOUT	DR-ME-0106 C01	22.07.2025
PHASE II RIVERSIDE WALKWAY SPECIFICATION	RW-SP-CM-20100 A3-02	22.07.2025

Reference/Drawing Number	Version	Date Rec
PROPOSED RIVER WALKWAY PRECAST GA	DR-CM-20010 03	22.07.2025
PROPOSED RIVER WALKWAY PRE-CAST UNIT DETAILS	DR-CM-20011 03	22.07.2025
PROPOSED RIVER WALKWAY SECTIONS	DR-CM-10012 03	22.07.2025
PROPOSED RIVER WALKWAY ELEVATION ON INNER SHEET PILE WALL	DR-CM-10013 02	22.07.2025
PROPOSED RIVER WALKWAY PRECAST GA EAST	DR-CM-20014 02	22.07.2025
PROPOSED RIVER WALKWAY SECTIONS	DR-CM-20015 01	22.07.2025
PROPOSED RIVER WALKWAY SECTIONS	DR-CM-20016 01	22.07.2025
PROPOSED RIVER WALKWAY TYPE A PRE-CAST UNIT REINFORCEMENT DETAILS	DR-CW-20020 01	22.07.2025
PROPOSED RIVER WALKWAY TYPE B PRE-CAST UNIT REINFORCEMENT DETAILS	DR-CW-20021 01	22.07.2025
PROPOSED RIVER WALKWAY TYPE C PRE-CAST UNIT REINFORCEMENT DETAILS	DR-CW-20022 01	22.07.2025
PROPOSED RIVER WALKWAY TYPE D PRE-CAST UNIT REINFORCEMENT DETAILS	DR-CW-20023 01	22.07.2025
PROPOSED RIVER WALKWAY TYPE E PRE-CAST UNIT REINFORCEMENT DETAILS	DR-CW-20024 01	22.07.2025
PROPOSED RIVER WALKWAY IN-SITU GROUND BEAM RC DETAILS TYPE A	DR-CW-20025 01	22.07.2025
TYPE A PRE-CAST WALKWAY	WW-SH-CW-20020	22.07.2025
TYPE C PRE-CAST WALKWAY	WW-SH-CW-20022	22.07.2025
TYPE D PRE-CAST WALKWAY	WW-SH-CW-20023	22.07.2025
TYPE E PRE-CAST WALKWAY	WW-SH-CW-20024	22.07.2025
IN-SITU WALKWAY	WW-DR-CW-20025	22.07.2025
TYPE B PRE-CAST WALKWAY	WW-SH-CW-20021	22.07.2025

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