Land, Development & Permitting UK

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For the attention of: James Neave
County Planning Team
West Sussex County Council
Tower Street
Chichester
PO19 1RH

10 November 2024

Dear Mr Neave,

FULL PLANNING APPLICATION FOR: SMART SHORE POWER SYSTEM, WITH BATTERY ENERGY STORAGE AND SOLAR PANELS AT BRIGHTON PLANT AND WHARF, BASIN ROAD NORTH, PORTSLADE, BN41 1WA
CROSS-BOUNDARY APPLICATION WITH BRIGHTON & HOVE CITY COUNCIL

Further to our recent email correspondence, please be advised that a planning application for a Smart Shore Power system at Cemex's Brighton Wharf has been submitted to West Sussex County Council via the Planning Portal.

Having previously submitted the application solely to Brigton and Hove City Council via the Planning Portal (which has since been validated and registered, reference BH2024/02347), we have since been advised that the application straddles the administrative boundary with West Sussex County Council and therefore duplicate applications need to be made to both authorities.

In line with Planning Practice Guidance, the total fee is paid to the local planning authority whose areas contains the largest part of the application. In this particular case, the area lying within Brighton and Hove City Council is 641 square metres, while the area lying within West Sussex County Council is 478 square metres. The fee has therefore been paid to Brighton and Hove.

As per our telephone discussion, to enable submission to WSCC through the Planning Portal without the Portal applying a fee, I have had to click on one of the 'Exemption' categories. Additionally, the application is artificially listed as a 'Waste' application to ensure it is correctly directed through the Portal to the County Council, rather than the district council.

In terms of the submission documents, the original application submitted to Brighton and Hove comprised:

- Application form, Notices and certificates
- Planning Statement

- Plan reference 24-07/P3/SHORHAM/1 – Location Plan
- Plan reference 24-07/P3/SHORHAM/2 – Existing Site Plan
- Plan reference 24-07/P3-SHORHAM-1 – Proposed Site Plan
- Plan reference P3-TD 23029 REV E Detail 1
- Plan reference P3-TD 23029 REV E Detail 2
- Plan reference P3-TD 23029 REV E Detail 3
- Document 5475 – Noise Assessment and Data Sheet
- Flood Risk Assessment
- Heritage Assessment
- CIL Additional Information
- Diagram 245775 Container Layouts
- Solar Panel Details
- Working Practice Risk Assessment
- Fire Risk Assessment

Further to requests from Brighton and Hove City Council to enable validation, the following additional documents were submitted in support of the application:

- E-Room Layout plans (ICS-245775-Innovate IK Container-Rev12) – the manufacturer drawings from Iconsys have been amended to include a scale, scale bar and paper size.

- Existing and Proposed plans and elevations to indicate installation of the solar panels (reference TD 24040 Rev O – x2 sheets). Note that due to the layout and size of the area identified for the solar panels, the most appropriate scale was deemed to be 1:250 at A3.

- LPA (BHCC) Biodiversity checklist

All the above documents have been uploaded to the West Sussex CC Planning Portal application (reference PP-13544386).

Finally, an additional Site Plan has been prepared (reference 24-07/P3/SHORHAM/7) to indicate the areas lying within each administrative area within the application red line boundary, a copy of which is attached. A copy of this same plan will be sent to Brighton and Hove CC.

I trust this information is sufficient to allow registration and validation of this cross-boundary application, but please do come back to me should you require anything further.

Yours sincerely,

[redacted]

Andrew Barton
Principal Development Planner