ADUR DISTRICT COUNCIL

Ms Claire Newbury
Vincent and Gorbing
Sterling Court
Norton Road
Stevenage
SG1 2JY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1856/21

Details of Development
ERECTION OF SELF-STORAGE WAREHOUSE (USE CLASS B8) WITH ASSOCIATED PARKING, CIRCULATION AND LANDSCAPING

Location of Development
LORRY AND CAR PARK ALBION STREET SOUTHWICK WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 8th October 2021.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
26/01/2023

DRAFT

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
TBA		

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with policy 28 of the Adur Local Plan.*

04. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use

Reason: *To provide adequate on-site car parking and turning space for the use having regard to policy 28 of the Adur Local Plan.*

05. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;
the method of access by construction vehicles during construction,
the parking of vehicles by site operatives and visitors,
the loading and unloading of plant, materials and waste,
the recycling, removal and disposal of waste materials including an agreed traffic route for the waste vehicles,
the storage of plant and materials used in construction of the development,
the erection and maintenance of security hoarding,
the erection of site offices and ancillary buildings, the provision of wheel washing facilities,
the measures to control the emission of dust and dirt during demolition and

DRAFT

construction, lighting for construction and security

Reason: *In the interests of highway safety and the amenities of the area having regard to policies 28 and 34 of the Adur Local Plan.*

06. Work for the implementation of the development hereby permitted shall only be undertaken between the following hours:

8am-6pm Monday to Friday, 8.30am-1pm Saturdays
with no working on Sundays or Public Holidays

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

07. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-
-a remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
Any changes to these components require the express consent of the Local Planning Authority.
The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan*

DRAFT

08. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reason: *To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site having regard to policies 34 and 35 of the Adur Local Plan.*

09. No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority

Reason: *To encourage and promote sustainable transport having regard to policy 28 of the Adur Local Plan.*

10. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ('Flood Risk and SuDS Assessment, Ref: 21058-FRA-TN-01 C06, dated 02/12/2022) and the following mitigation measures detailed within the FRA:

- The Finished Floor level of the development must be set no lower than 4.50mAOD (section 4.6 of the FRA).
- Flood-resilient construction methods should be used up to a level of 5.60mAOD, with corresponding structural design to ensure that it is able to resist hydrostatic forces. Cladding should be comprised of waterproof material for anything lower than 5.60mAOD (section 4.6 of the FRA).
- Demountable flood boards or flood-proof doors should be used on all
- Water-proof ducting for services, or service ducts should be taken up the outside of the reinforced concrete wall (inside the cladding) and enter the building above flood defence height (section 4.6 of the FRA).
- Non-return valves should be installed on foul and stormwater drainage systems to prevent internal flooding via backflow through toilets and sinks (section 4.6 of the FRA).

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To ensure the safety of the development and future occupants having regard to the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and policy 36 of the Adur Local Plan*

DRAFT

11. The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers and the agreed details submitted to the Local Planning Authority

    Reason: *To protect essential infrastructure having regard to policy 29 of the Adur Local Plan.*

12. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water

    Reason: *To prevent flood risk and pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29, 35 and 36 of the Adur Local Plan.*

13. Notwithstanding the details shown on the approved plans, prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

    Reason: *In the interests of amenity and the environment having regard to policy 15 of the Adur Local Plan.*

14. No development above slab level shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

    Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

15. The premises shall be used only as a self-storage warehouse (Use Class B8) and for no other purpose

    Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

16. No works or development above slab level shall take place until full details of all hard and soft landscaping works, to include additional tree planting to the south and west of the building, and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

DRAFT

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

17. The development shall not be occupied until the sustainability and energy efficiency measures have been installed in accordance with the approved details.

Reason: *To ensure that the development is sustainable and makes efficient use of energy having regard to the National Planning Policy Framework and policy 18 of the Adur Local Plan.*

18. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed building shall not be extended or altered externally without the prior approval in writing of the Local Planning Authority

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

19. No development above slab level shall commence until details of the proposed public art feature have been submitted to and approved in writing by the Local Planning Authority. The public art shall be installed before the use commences.

Reason: *In the interests of visual amenity having regard to policy 15 of the Adur Local Plan.*

DRAFT

Ref: AWDM/1856/21

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

DRAFT

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.
Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).

DRAFT