Horsham District Council

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Our Ref:	GP/PE/09/0439	Your Ref:	ADC/0168/09
E-Mail:	planning@horsham.gov.uk	Direct Line:	01403 215172
If calling please ask for:	Gary Peck	Date:	9th June 2009

Dear Mr Morgan

Re: Continued use (for 5 years) of land and buildings on west side of A283 for uses within Classes B1, B2 and B8 (business, industry and storage) including vehicle repair/storage and residential security caravan (renewal of SU/209/04), Shoreham Cement Works, Steyning Road, Shoreham-by-Sea

Further to our recent e-mail correspondence, please find below the comments from Horsham District Council in respect of the above application:

Thank you for giving Horsham District Council the opportunity to comment on this application. Whilst the application is for the renewal of an existing temporary permission (SU/209/04/TP), Horsham District Council wishes to raise a number of concerns relating to the application.

The District Council recognises that no physical development is proposed in the application. However, there are concerns over whether the continuation of a temporary permission is appropriate in light of the long-held policy commitment by both Councils to a comprehensive redevelopment, which secures the satisfactory restoration of the Cement Works site.

The application is for a further temporary period of 5 years. The District Council questions whether this is a suitable time period given the length of time that such uses have already been in operation and in the context of the South Downs National Park Authority (SDNPA) becoming the local planning authority in 2011.

The District Council understands that part of the rationale behind a 5 year extension is the hope that the redevelopment of the site will occur in that time period but it would be more appropriate to consider a more focused timescale to determine the prospective way forward, rather than the actual redevelopment.

Keith Morgan
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The District Council is committed to the policy approach for the site set out in Policy AL13 of its Site Specific Allocations of Land (2007) DPD. Notwithstanding the concerns set out above, the District Council believe a flexible approach should be taken and would like to suggest the following way forward: that a temporary permission is granted for 2 years and upon the expiry of the permission, the SDNPA (who will have assumed the role of local planning authority) will be in a position to determine an application for a further 3 year period, should it be deemed necessary. This approach will also allow for flexibility not only in the ongoing discussions between the two District Councils and the site owner and operator, but also with any discussions on the site with the SDNPA.

If there are any queries on the above or you require further information, please contact either Gary Peck in Development Management on 01403 215172 or Ollie Boulter in the Strategic & Community Planning department on 01403 215276.

Yours sincerely

[redacted]

Gary Peck
Team Leader - South [redacted]