ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0272/07

Mr Graham Rowley
Ricardo UK Ltd
Shoreham Technical Centre
Old Shoreham Road
Shoreham-by-Sea
BN43 5FG

Details of Development
2 PREFABRICATED STEEL GARAGE BUILDINGS ON NORTH SIDE OF SITE

Location of Development
RICARDO ENGINEERS LTD OLD SHOREHAM ROAD LANCING WEST SUSSEX BN43 5FG

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 4th May 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies

Peter Davies
Head of Planning and Community

29/06/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would help meet the need for economic and environmental regeneration without detracting to an unacceptable degree from the local environment. It can take place without resulting in unacceptable detriment to the landscape of the Sussex Downs AONB or to the open character of the strategic gap of countryside within which the premises are located, without generating additional vehicular traffic, and without compromising airport safety. It consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AP3, AP7, AC1-4, AE18, AT12) and the West Sussex Structure Plan (LOC2, NE1, NE5-6, CH1, CH3, ERA1, ERA4-5, DEV1, DEV4).

Conditions

01. 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.*

02. Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be used as fill/leveling material.

Reason: *To prevent pollution of controlled waters and to accord with policy AP7 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan 2001-2016.*

03. If during development any visibly contaminated or odourous material not previously identified is found to be present at the site it must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a method statement which must detail how this unsuspected contamination shall be dealt with.

Reason: *To prevent pollution of controlled waters and to accord with policy AP7 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan 2001-16.*

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04. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan and ERA4-5 & DEV3 of the West Sussex Structure Plan.*