4 May 2007
Planning application covering letter 02.05.07.doc

Mr Keith Morgan
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Dear Mr Morgan,

PROPOSED DEVELOPMENT AT SHOREHAM AIRPORT, SHOREHAM-BY-SEA, BN43 5FF

Further to our various meetings with yourself and Peter Davies, I am pleased to submit the attached planning application for a mixed-use development at Shoreham Airport on behalf of Erinaceous Group plc. The development comprises external alterations to the listed Terminal Building and the re-development of the Municipal Hangar, Fire Station, Terminal 3 and former Flight Hut building to provide:

- 2 mixed-use buildings with ancillary A-class uses (A1/A2/A3) and visitor centre at ground floor level, office space at first floor level and 8 residential apartments at second floor level (4 apartments on each building).
- Hangar building incorporating ancillary office accommodation at first floor level.
- 3 storey B1 office building.
- Fire Station and Air Traffic Control tower building.
- Re-located fuelling facility.
- Extended apron area.
- Car and coach parking areas.
- Pedestrian and vehicle access.
- Hard and soft landscape improvements.

The scheme is described in full at Appendix 1 of the accompanying Planning, Design and Access Statement.

Shoreham Airport is identified in emerging regional and local planning policy as a key site for regeneration and new employment. The proposals represent and important step towards securing the airport's future as a successful and sustainable airport catering for modern aviation and business needs alongside a vibrant visitor attraction with high quality buildings and public spaces.

The mix of office, commercial and residential uses that are proposed will compliment the role of airport, unlocking its regeneration potential and delivering new airport infrastructure, the restoration of the Terminal Building and improvements to the public realm.

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The application has been submitted electronically via the planning portal, however due to the large file size, the appendices to the Flood Risk Assessment will be sent separately by post. A schedule of documents is attached. A cheque for the £21,185 planning application fee will also be sent separately by post along with 6 full copies of the planning application documents.

An application for listed building consent is being submitted in parallel with this application.

I trust you have all the information you require to determine the application. Should there be any queries please do not hesitate to contact myself or Simon Fife at this office.

Yours sincerely

Tim Hoskinson
Principal Planner

cc. Shoreham Airport
Erinaceous Group plc

SCHEDULE OF DOCUMENTS SUBMITTED WITH PLANNING APPLICATION:

- Planning application forms and relevant certificates
- Planning, Design and Access Statement
- Transport Assessment
- Framework Travel Plan
- Flood Risk Assessment (appendices to be sent by post only)
- Location Plan (Drawing ref: A4626 PLAN 001)
- Planning application drawings:
    - Existing Site Plan (Drawing ref: A4626 PLAN 002)
    - Proposed Site Plan (Drawing ref: A4626 PLAN 003)
    - Proposed Aviation Square Layout Plan (Drawing ref: A4626 PLAN 004)
    - Proposed Fire Station & Air Traffic Control Tower Layout Plan (Drawing ref: A4626 PLAN 005)
    - Proposed Site Context Elevations (Drawing ref: A4626 PLAN 006)
    - Existing and Proposed Site Photographic Context (Drawing ref: A4626 PLAN 007)
    - Terminal Building Existing Floor Plans (Drawing ref: A4626 PLAN 010)
    - Terminal Building Existing Elevations (Drawing ref: A4626 PLAN 011)
    - Terminal Building Refurbished Floor Plans (Drawing ref: A4626 PLAN 012)
    - Terminal Building Refurbished Elevations (Drawing ref: A4626 PLAN 013)
    - Aviation Square West Floor Plans (Drawing ref: A4626 PLAN 014)
    - Aviation Square West Elevations (Drawing ref: A4626 PLAN 015)
    - Aviation Square East Floor Plans (Drawing ref: A4626 PLAN 016)
    - Aviation Square East Elevations (Drawing ref: A4626 PLAN 017)
    - Flight Business Centre Floor Plans (Drawing ref: A4626 PLAN 018)
    - Flight Business Centre Elevations (Drawing ref: A4626 PLAN 019)
    - Flight Centre Hangar Floor Plans and Elevations (Drawing ref: A4626 PLAN 020)
    - Fire Station & Air Traffic Control Tower Proposed Floor Plans & Elevations (Drawing ref: A4626 PLAN 021)
    - Aviation Square Landscape General Arrangement (Drawing ref: 06_140_01_02C)
    - Flight Centre Hangar and Office Building Landscape General Arrangement (Drawing ref: 06_140_01_03C)
    - Aviation Square Indicative Planting Plan (Drawing ref: 06_140_02_01)
    - Eastern Car Park Indicative Planting Plan (Drawing ref: 06_140_02_02)