Planning Services, Adur District Council

ADUR DISTRICT COUNCIL

Civic Centre,
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ADUR DISTRICT COUNCIL PLANNING DIVISION

PLAN No. A/0011/11

DATE RECEIVED 12 MAY 2011

Application for Planning Permission:
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Tim | Surname: Dray

Company name: Ricardo UK ltd

Street address: Shoreham Technical Centre

Town/City: Shoreham-by-sea

County: West Sussex

Country: England

Postcode: bn43 5fg

	Country Code	National Number	Extension Number
Telephone number:	[redacted]	[redacted]	
Mobile number:		[redacted]	
Fax number:			

Email address: [redacted]

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

The development is for a new temporary workshop facility is set within Ricardo's existing facilities at the Shoreham Technical Centre. The facility will provide approximately 600m2 of vehicle assembly space. This temporary building has a life span on site of 1-3 years.

Has the building, work or change of use already started? ◉ Yes ○ No

If Yes, please state the date when the building, work, or use started: 11/04/2011

Has the building, work or change of use been completed? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: SHOREHAM TECHNICAL CENTRE

Street address: OLD SHOREHAM ROAD

Town/City: SHOREHAM-BY-SEA

County: WEST SUSSEX

Postcode: BN43 5FG

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 520468

Northing: 106034

Description:

The main Shoreham Technical Centre site has an overall area of 6.348 ha (15.69 acres) and is located on the west side of the town. It is roughly triangular in shape bounded by the A27 to the north west, Old Shoreham Road and Shoreham Airport to the South and the River Adur to the East. The temporary structure will occupy a currently vacant area to the north-west of the site, adjacent to the A27.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Peter Surname: Barnett

Reference: n/a

Date (DD/MM/YYYY): 06/04/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Site visit by Peter Barnett to our Shoreham Technical Centre to review Ricardo's proposed development plans and to explain the rationale behind the need for the development.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

The proposed assembly facility building will be included in the existing waste management policy and arrangements currently in use throughout the Shoreham Technical Centre site

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

The proposed assembly facility building will be included in the existing waste management policy and arrangements currently in use throughout the Shoreham Technical Centre site. Arrangements currently in use throughout the Shoreham site will continue.

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Aluminum frame, with white PVC wall panels

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

'Chinese Hat' shaped roof, with White PVC covering

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

1m x 3m glass windows, occupying the uppermost row of wall horizontal panels to provide natural light into the facility

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

3x electrically operated galvanised steel roller shutter doors, approximately 5m wide and 5m high.
1x pedestrian entrance door and 1x pedestrian emergency escape door

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Emergency spot lights and 400 watt metal low bay lighting internally.
5x external lights, 400w PIR controlled on two sides of the building.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

De Boer Plan drawing Page 1 NL110267A
De Boer Elevation drawing Page 2 NL110267A

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	630	630	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	37	37	0
Disability spaces	6	6	0
Cycle spaces	60	60	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer ☐ Package treatment plant ☐ Unknown ☐
☐ Septic tank ☐ Cess pit ☐

Other

No foul drainage required

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) (•) Yes ( ) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? (•) Yes ( ) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☐ Soakaway ☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

None - area remains vacant in preparation for new development

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Vehicle storage area

When did this use end (if known) (DD/MM/YYYY)? 04/04/2011

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	600.0	600.0

18. All Types of Development: Non-residential Floorspace (continued)

B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	600.0	600.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	464	18	0
Proposed employees	476	18	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1	7am	7pm	7am	7pm	7am	7pm	☐

21. Site Area

What is the site area? 06.35 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The proposed facility will provide 3x vehicle assembly bays to enable our special vehicle division to develop vehicles under a new Goverment contract.

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Tim Surname: Dray

Person role: Applicant Declaration date: 07/04/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	Mr	First Name:	Tim	Surname:	Dray
Person role:	Applicant	Declaration date:	07/04/2011	☒	Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 07/04/2011