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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/0703/07**

Mr Chris Boocock
Sustrans
Brighton Eco Centre
39-41 Surrey Street
Brighton
East Sussex
BN1 3PB

Details of Development
**RECREATIONAL PATH FOR CYCLISTS, PEDESTRIANS AND THE DISABLED ON REVISED ALIGNMENT TO SU/172/05 (INCLUDING RE-GRADING AND IMPROVEMENT OF SURFACE, INFILLING OF PART OF CHANNEL BETWEEN DISUSED RAILWAY EMBANKMENT AND RIVER BANK TO 4M WIDTH TO ALLOW FUTURE LINK SOUTHWARDS AND DRAINAGE AT BASE OF INFILL)**

Location of Development
**DISUSED RAILWAY EMBANKMENT OLD SHOREHAM ROAD SHOREHAM-BY-SEA 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 22nd November 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.

Keith Morgan
Planning Services Manager

16/01/2008

## SCHEDULE

**Reasons for Granting Permission**

01. The proposed public path/cycleway would accord with policy AT11 of the Adur District Local Plan which specifically seeks such a recreational route along the river front to connect the Downs/Coastal Link to Shoreham town centre and it would encourage sustainable forms of travel without causing harm to the Adur Esturary Site of Special Scientific Interest or affecting risk of flooding. Consequently the development would accord with the relevant policies of the Adur District Local Plan (AG1, AN1, AB25 and AT10-11) and the West Sussex Structure Plan (LOC1, NE13-14, CH1, ERA2-4, DEV1 and 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. Prior to commencement of any construction work, a Stage 1 Safety Audit shall have been carried out and detailed plans of the siting, layout and construction of the proposed public path/cycleway and associated drainage and culverting in accordance with the recommendations of the Audit shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with such details as approved prior to commencement of use of the new path/cycleway.

**Reason**: *To ensure an adequate standard of construction in the interests of safety, prevention of flood risk and the environment generally and to comply with policies AG1, AP3, AN1 and AT10-11 of the Adur District Local Plan and NE13-14, ERA2-4, DEV1 and DEV4 of the West Sussex Structure Plan.*

03. No vegetation more than one metre from the edge of the proposed path/cycleway shall be removed except with the prior approval in writing of the Local Planning Authority.

**Reason**: *In the interests of the environment having regard to policy AB25 of the Adur District Local Plan.*

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04. During construction work, there shall be no placing of materials on the riverward site of the proposed path/cycleway without the prior consent of the Local Planning Authority and there shall be no access, encroachment or storage of materials within the boundary of the Adur Estuary Site of Special Scientific Interest.

**Reason**: *to prevent damage to the ecology of the SSSI and accord with policy AN1 of the Adur District Local Plan and ERA2 of the West Sussex Structure Plan.*