Development Management – Delegated Officer Report

Application Number: AWDM/1681/22 Recommendation: Approve

Site: Shoreham Airport Cecil Pashley Way Lancing West Sussex

Proposal: Application for Approval of Details Reserved by Conditions 7 (Land levels existing/proposed), 8 (Ecological Mitigation/Management Plan), 9 (Piling/foundations), 10 (Construction Management Plan), 11 (Foul and surface water drainage), 12 (Materials above floor plate level), 13 (Hard/soft landscaping above floor plate), 14 (Hard/soft landscaping above floor plate), 16 (BREEAM Commercial floorspace) and 25 (Loading/unloading of goods) of previously approved AWDM/1093/17.

Date of Site Visit: NA

Neighbours Checked: NA

Additional neighbour notification: NA

Proposal, Site and Surroundings

This follows the grant of reserved matters for the detailed design and layout of the proposed industrial units. The drainage strategy was considered as part of the RM application.

Planning History:

AWDM/1093/17 - Outline pp for 25,000sqm of industrial floorspace.

Consultations:

Technical Services - no objection following receipt of additional information

EA no objections

EHO no objections (CMP amended to include correction)

WSCC no objection (amended CMP)

Representations: None

Relevant Planning Policies:

Adopted Adur Local Plan
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

The comments of the various consultees have addressed any residual concerns and the various documents have either been amended or additional information provided.

Drainage and Foundations - Technical Services are now happy with the additional information provided (detailed calculations and details of SUDs design) and are happy with the method of piling. EA has confirmed that it did not request the piling condition.

Landscaping - follows the principles set out in the outline and RM application following suggestions by the National Park.

EMMP - follows the principles of Outline pp and the subsequent EMMP. The EA concerns about impact on the SSSI relate to the Pumping Station and are being dealt with by the Community Stadium Ltd.

Therefore the conditions can be discharged in accordance with the submitted details.

Recommendation

01 Discharge Conditions

Is recommendation contrary to letter(s) of representation? N

Case Officer: James Appleton Date: 10/02/2023

Authorised by: Gary Peck Date: 13 February 2023