P22-3331
25 March 2024

Adur District Council
The Shoreham Centre,
2 Pond Road,
Shoreham-by-Sea,
BN43 5WU

Dear Sir/Madam,

Application to Vary Conditions 3 and 4 of Approved Reserved Matters AWDM/1472/23 (application for approval of reserved matters following outline approval AWDM/1093/17. Details regarding the appearance, landscaping, layout and scale of the new commercial buildings. The outline application was subject to an environmental statement. Application to vary condition 1 (previously approved under the reserved matters application AWDM/1831/21, as amended by AWDM/2020/22) and allow for a change to the approved roof. Plans, to allow for solar PV panels to be installed on units 1-5 at Panattoni Park, Shoreham Airport

Please find enclosed an application submitted on behalf of CP Logistics UK Brighton Propco Limited to vary Conditions 3 and 4 of the above approved application under Section 73 of the Town and Country Planning Act. The reserved matters application this Section 73 application is associated with (AWDM/1472/23) was granted by Adur District Council on the 23rd of January 2024.

Current Conditions and Reasoning for Proposed Variation

Currently, Conditions 3 and 4 state that highways and pedestrian infrastructure should be completed prior to the occupation of the commercial units. This application seeks a minor variation of Conditions 3 and 4 to amend the triggers of these conditions, to ensure that highways and pedestrian infrastructure is finalised within 6 months of the date of decision. This is sought to allow for a slightly greater degree of flexibility in the timeframe of delivery of the appropriate vehicular and pedestrian infrastructure. This amended trigger will still ensure that both the highways and pedestrian infrastructure is finalised and agreed, as appropriate, with the Highways Authority.

To support this justification, please find attached a Technical Note completed by ADC Infrastructure which, for the avoidance of doubt, sets out the current position of all infrastructure works associated with the Panattoni Park development. The conclusion of this technical note is that the works associated with Conditions 3 and 4 would not materially impact on the operation of the A27. Works are already completed in parts, particularly the A27 roundabout which is operating under traffic management with no restrictions to Panattoni Park. Therefore, a minor variation of the condition phrasing to alter the trigger will not impact the development at Panattoni Park.

Proposed Condition Phrasing following Variation

Based on the above justification, the below wording of Conditions 3 and 4 is proposed to replace the current wording on the decision notice of the approved Reserved Matters application AWDM/1472/23. The proposed varied condition wording is as follows:

Condition 3

The works to the A27 access roundabout shown on drawing VN40408_PL-015-J shall be completed to the satisfaction of the Local Planning Authority in consultation with National Highways and West Sussex County Council as local highway authority and be open for use by the public within 6 months of the date of this decision.

Reason: In the interests of ensuring safe and suitable access to the public highway.

Condition 4

The shared footway improvements on the northern side of the A27 Old Shoreham Road and to the east of Coombes Road shall be provided in accordance with Vectos Drawing No. VD14260-SK-0101 Rev C (GENERAL ARRANGEMENT OPTION A ¬ 2.5m FOOTWAY/CYCLEWAY) and HED Drawing No. HED-1172-LA-601 Rev 01 (River Adur to Coombes Road NMU Link — Master Plan and Elevation) and opened for use by the public within 6 months of the date of this decision.

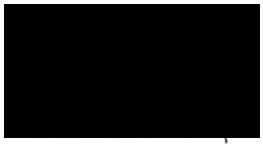
Reason: In the interests of highway safety and to improve pedestrian and cycle access to and from the site.

Therefore, the application pack is as follows:

- Covering Letter (this document);
- Infrastructure Technical Note by ADC Infrastructure (Reference: ADC3436-RP-A-v2 (Technical Note));
- Planning Portal Application Form;
- A fee of £293.00 (plus £64.00 service charge) paid through the Planning Portal.

I trust that the above is sufficient for you to validate the application. If you require any further information, please do not hesitate to contact me.

Yours sincerely,



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