P22-3331

11 September 2024

Planning Department
Adur and Worthing Council
Town Hall
Chapel Road
Worthing
BN11 1HA

Dear Sir/ Madam

RE: Submission of Non-Material Amendment in respect of Outline Planning Permission reference AWDM/1093/17 at Shoreham Airport for *'the erection of new commercial buildings to provide up to 25000m2 of floorspace for Light Industrial (Use Class B1c), General Industrial (Use Class B2) and Storage and Distribution (Use Class B8) with access, landscaping and associated infrastructure (including a new pumping facility on the River Adur)'*.

I have today submitted a non-material amendment application on behalf of our Clients, C P Logistics UK Brighton Propco Ltd, under Planning Portal reference: PP-13348002 to update the highways conditions and plans referenced in conditions 17 and 18 of the approved Outline planning permission at Shoreham Airport reference AWDM/1093/17. This application is supported by the following plans and documents:

- Covering letter
- Drawing - Proposed Illustrative Masterplan - HED-1172-LA-701 (version P05)
- Drawing - Proposed General Arrangements Plan - HED-1172-LA-702 (version P06)
- Drawing - Proposed A27 Old Shoreham Road Improvements Development Access and Sussex Pad via Lancing College - VN201557/PL-03 (Revision J) March 2020
- Drawing - General Arrangement Option A 2.5m footway/ cycleway - VD14260-SK- 0101 (Revision C)
- Summary of Relevant Permissions (Appendix A)
- Email confirmation that dates on approved plans of decision notice AWDM/1906/20 are erroneous (Appendix B)

It has come to our attention that the highways improvement works at the A27 access roundabout, and the related footway and highway improvements currently being delivered by others are being constructed in accordance with the approved Full planning permission reference AWDM/1906/20, and subsequent discharge of condition information reference AWDM/2295/21. As a result, the

plans referenced in conditions 17 and 18 of our Clients Outline planning permission are incorrect and have since been updated.

The highways works and improvements approved under both permissions facilitate the same outcome; the construction of the approved New Monks Farm A27 roundabout to Coombes Road and the shared footway improvements on the northern side of the A27 Old Shoreham Road and to the east of Coombes Road. The approved detailed plans and drawings however do not align, and we consider a non-material amendment to Outline planning permission reference AWDM/1093/17 is the most appropriate and efficient way to rectify this in accordance with Section 96A of the Town and Country Planning Act 1990 (as amended). This will bring approved plans and drawings in line with one another across the varying relevant permissions, ensuring our Clients development at Shoreham Airport wholly and accurately accords with approved details.

The requested non-material amendments to conditions 17 and 18 of Outline planning permission reference AWDM/1093/17 to ensure it aligns with plans referenced in Full planning permission reference AWDM/1906/20 would result in the conditions reading as follows:

Condition 17
The commercial floorspace hereby approved shall not be occupied until the A27 access roundabout shown on drawing VN201557/PL-03 Revision J has been completed.

Condition 18
Prior to bringing any part of the floor space into use of the development hereby permitted in conjunction with Conditions 1 or 2, 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 Nos. HED-1172-LA-702 (version P06) and HED-1172-LA-701 (version P05) and opened for use by the public.

Whilst reviewing the relevant applications and approved drawings we identified a discrepancy between the dates on the drawings referenced in the decision notice for application AWDM/1906/20 and those uploaded on the Adur and Worthing Council portal. The decision notice states that the date on drawings HED-1172-LA-701 (version P05) and HED-1172-LA-702 (version P06) is 07.05.2021, however, the dates on the plans are in fact 29.07.2020 and 21.07.2020 respectively. The Planning Officer has confirmed with the agent that this is an error or discrepancy (see Appendix B); therefore, the versions submitted with this application are the correct and approved versions.

Payment of the relevant application fee of £363 has been made online via the Planning Portal. I trust that this information is sufficient to enable you to validate and determine this non-material amendment application, but please do contact me if you require any further clarification.

Yours sincerely,

[redacted]

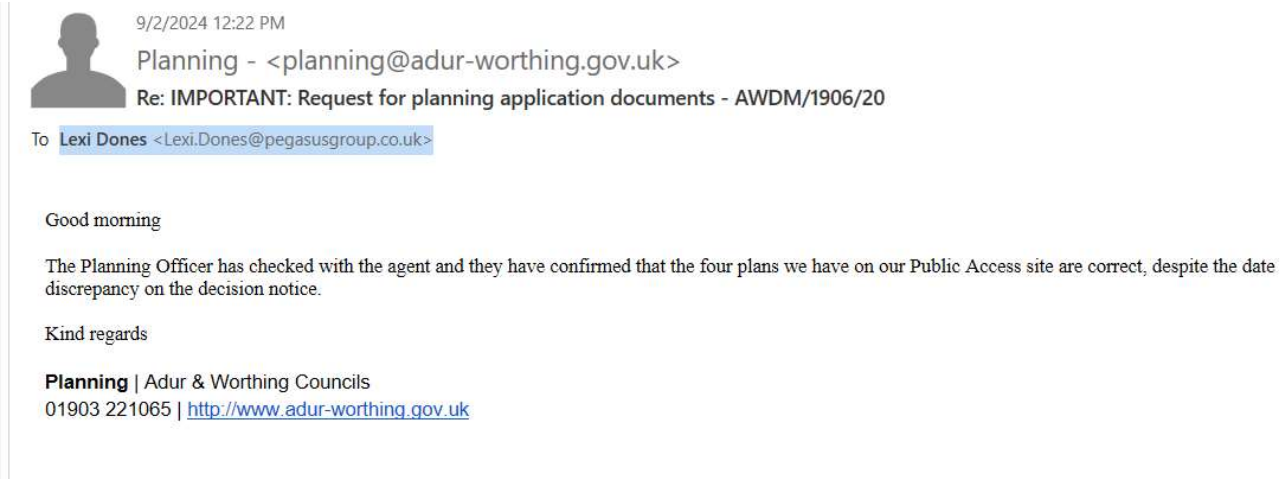
Lexi Dones
Principal Planner
lexi.dones@pegasusgroup.co.uk

Appendix A – Summary of Relevant Permissions

Application Reference	Type of Application	Description of Development	Date Approved
AWDM/1093/17	Outline	Outline planning permission for the erection of new commercial buildings to provide up to 25000m2 of floorspace for Light Industrial (Use Class B1c), General Industrial (Use Class B2) and Storage and Distribution (Use Class B8) with access, landscaping and associated infrastructure (including a new pumping facility on the River Adur). This application is accompanied by an Environmental Statement (ES). | Shoreham Airport Cecil Pashley Way Shoreham (Brighton City) Airport Lancing West Sussex BN43 5FF	27/12/2019
AWDM/1377/21	Non-Material Amendment	Application for a Non-Material Amendment to previously approved AWDM/1093/17. Amendment: Minor increase to the application site to facilitate access improvement works. | Shoreham Airport Cecil Pashley Way Lancing West Sussex BN43 5FF	24/09/2021
AWDM/1906/20	Full	Highway works comprising; (1) construction of a highway (a Fourth Arm) from the approved New Monks Farm A27 roundabout to Coombes Road (west) along with associated hard and soft landscaping, and; (2) closure of the existing Coombes Road (east) junction with the A27 and its replacement with landscaping. The application is accompanied by an Environmental Statement. | Land And New Roundabout Northern Boundary Of A27 To East And West Of Coombes Road Old Shoreham Road Lancing West Sussex	29/10/2021
AWDM/2295/21	Discharge of Condition	Application for Approval of Details Reserved by Condition 3(Scheme for Contamination), 4(Potential Contamination), 8 (Surface Water Drainage), 10 (Watercourses, culverts etc.), 11 (Phasing Plan), 12 (Construction Management Plan), 13 (Footway and road construction), 15 (Hard and soft landscaping A27), 18 (Arboricultural Method Statement), 19 (Protection of retained trees), 21 (Lighting framework) and 22 (Badger survey) of previously approved AWDM/1906/20.	05/08/2022
AWDM/1831/21	Reserved Matters	Application for Approval of Reserved Matters following Outline Approval AWDM/1093/17. Details regarding the appearance, landscaping, layout and	13/07/2022

		scale of the new commercial buildings. The Outline application was subject to an Environmental Statement.	
AWDM/2020/22	Non-Material Amendment	Application for a Non-Material Amendment to previously approved AWDM/1093/17. Amendment: regarding service doors and increase in grp roof light provision, ships ladder/roof hatch, internal layout changes, sliding doors added, hard surface changes from tarmac to part concrete with auto acc barriers.	04/04/2023
AWDM/1472/23	Reserved Matters	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 Panettoni Park, Shoreham Airport	23/01/2024

Appendix B – Email confirmation that dates on approved plans of decision notice AWDM/1906/20 are erroneous



9/2/2024 12:22 PM

Planning - <planning@adur-worthing.gov.uk>

Re: IMPORTANT: Request for planning application documents - AWDM/1906/20

To **Lexi Dones** <Lexi.Dones@pegasusgroup.co.uk>

Good morning

The Planning Officer has checked with the agent and they have confirmed that the four plans we have on our Public Access site are correct, despite the date discrepancy on the decision notice.

Kind regards

Planning | Adur & Worthing Councils
01903 221065 | http://www.adur-worthing.gov.uk