# Development Management - Delegated Officer Report

**Application Number: AWDM/0874/15 Recommendation – Approve**

**Site: Ricardo Consulting Engineers Ltd, Old Shoreham Road Lancing, Shoreham-By-Sea, West Sussex, BN43 5FG**

**Proposal: Construction of two workshop buildings**

**Date of site visit:** 26 June 2015

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a 6.3ha site occupied by Ricardo UK Ltd, an engineering development and testing firm. The company would like to construct two vehicle workshops to be located on two sites within the overall site boundary.

The proposed buildings will have steel frames, externally clad with profiled metal cladding, 'Goosewing Grey' in colour. They will measure 15m wide, 25m long and 5.7m high with a shallow pitched roof, also metal clad. Building A will be sited towards the eastern part of the site on an open concrete and gravel area surrounded by buildings. Rooflights are proposed on the north and south roofslopes, with solar panels also proposed on the southern rooflslope.

Building B will be towards the north west part of the site, close to the A27 in an area currently containing portacabins. It will have rooflights on its eastern and western roofslopes with solar panels on its eastern roofslope.

**Relevant site history**

Numerous applications for buildings on the site

**Consultations**

***West Sussex County Council:*** The ***Highway*** Officer has no objection**.** There are no changes to the existing access arrangements at the site and the proposals will not result in an increase in staff numbers or on site movements. A Construction Management Plan should be added as condition during the construction phase.

***Adur & Worthing Councils:*** The ***Environmental Health*** Officer has no objection but recommends the precautionary contaminated land condition

The ***Engineer*** advises that all the drainage on this site discharges to the River Adur, which is classified as main River and therefore falls under the remit of the EA.

***Environment Agency:*** No objection subject to precautionary contaminated land condition

***Lancing Parish Council:*** No objections

***South Downs National Park:*** The proposed two 5.7m high buildings would be located on an existing industrial site and within the context of many industrial buildings of a similar height, and in some cases, higher.

As such it is unlikely that the development would have any adverse impact on the setting of the nearby south Downs National Park and which is bisected from the site by the A27.

Having said this, with the site being so close to the boundary of the South Downs National Park, it would be appropriate to consider materials and external finish that would be in context with the existing industrial estate and ensuring that it would not be detrimental to the setting of the National Park. In addition, any necessary external lighting should be kept to a minimum and of an appropriate type.

***Highways England:*** No comments received

***Shoreham Airport:*** No comments received

***Southern Water:*** The Environment Agency should be consulted regarding use of private wastewater treatment works drainage. Council's Building Control or technical staff should comment on adequacy of soakaways.

**Representations**

None received

**Relevant Planning Policies**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC1, AC4, AE18, AB25
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

**Principle**

The site is outside the defined built-up area in the Local Plan and within the strategic gap of countryside separating Shoreham from Lancing. It is not within the South Downs National Park boundary.

As a major employment site within the District, the site is subject to a specific policy AE18 of the Local Plan. This states:-

"In respect of the land shown subject to this policy on the Proposals Map, the DPA will permit business or industrial development as an exception to policies AC1, AC2 & AC4 if it is demonstrated to the satisfaction of the DPA that:-

1. the development is essential to the economic viability of the occupier of the entire site;
2. the proposal does not conflict with the requirements for safeguarding the runway flightpath at Shoreham Airport;
3. the development is of a design and construction appropriate to the locality and is unobtrusive in the landscape, and
4. on-site car parking arrangements and access to the public highway are acceptable under policy AT12."

The Local Plan recognises that Ricardo plays an important part in the local economy, being a significant source of employment, and that this is a factor in considering planning applications notwithstanding the location in an area where development would normally be resisted.

The proposed workshops are required to supplement the existing testing and research and development works on the site and it is considered that there is sufficient justification to allow the buildings in principle.

**Visual amenity**

The site is a large established industrial complex. The site benefits from being on ground which is at a lower level than both the A27 to the north and the Old Shoreham Road to the south. The buildings will be smaller than more recent developments at the site, including the modern emissions testing building completed recently on the riverside. Building A will be largely screened by existing buildings and will not be intrusive in views from across the river or from the flyover. Building B would be well screened from the A27 by a line of trees and shrubs and any views of it would be in the context of the existing industrial buildings at the site. Consequently, it is not considered that it will be prominent in wider views or from the National Park to the north, and will not result in harm to the visual amenities of the locality.

The external materials will be similar to those used elsewhere on the site in the construction of the newer buildings and this is considered to be appropriate. Building mounted external lighting will be provided immediately above the pedestrian and vehicle access doors and will be directed into the site. There will be no lighting on elevations facing out of the site and the proposal will not therefore be detrimental to the setting of the National Park.

**Residential amenity**

There are no residential properties in close proximity to this site.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Standard 3 year time limit
2. External materials as specified
3. No lighting other than as shown without approval
4. Contamination

5. FRA
6. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 4 August 2015

Authorised by: Gary Peck Date: 5 August 2015