ADUR DISTRICT COUNCIL

Emily Hubball
Pegasus Group
The Courtyard, 4 Church Street
Lockington
DE74 2SL
United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1472/23

Details of Development
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

Location of Development
BRIGHTON CITY LOGISTICS PARK CECIL PASHLEY WAY LANCING 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 23rd October 2023.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

GPeck

Gary Peck
Planning Services Manager
23/01/2024

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
Unit 1 GA	P110 Rev B	08.10.2021
FINAL COMPLIANCE STATEMENT		08.10.2021
PROPOSED SITE PLAN/PROPOSED SURFACES PLAN	P404 REV K	09.11.2021
PROPOSED SITE PLAN/PROPOSED BINS, HOOPS & BOLLARDS	P406 REV K	09.11.2021
PROPOSED SITE PLAN/PROPOSED BOUNDARY TREATMENTS	P405 REV N	09.11.2021
SOFT LANDSCAPE PROPOSALS	P19-3110_01-E	08.07.2022
UNIT 4 GA	P140 REV A	08.10.2021
PROPOSED BUND DETAIL	PSK10 REV B	24.02.2022
LANDSCAPE SECTION	P19-3110-03	27.06.2022
UNITS 2A, 2B & 2C GA	P120 REV A	08.10.2021
UNIT 3 GA	P130 REV A	08.10.2021
UNIT 5 GA	P150 REV B	08.10.2021
UNIT 1 GA	P210 REV B	08.10.2021
UNIT 2A, 2B & 2C GA	P220 REV B	08.10.2021
UNIT 3 GA	P230 REV B	08.10.2021
UNIT 4 GA	P240 REV A	08.10.2021
UNIT 5 GA	P250 REV A	08.10.2021
SITE LOCATION PLAN	P400 REV B	08.10.2021
PROPOSED SITE PLAN	P403 REV N	15.03.2022
UNIT 1 GA ROOF PLAN	DR-A-01102 C04	23.10.2023

Reference/Drawing Number	Version	Date Rec
UNIT 2 GA ROOF PLAN	DR-A-02102 C04	23.10.2023
UNIT 3 GA ROOF PLAN	DR-A-03102 C04	23.10.2023
UNIT 4 GA ROOF PLAN	DR-A-04102 C04	23.10.2023
UNIT 5 GA ROOF PLAN	DR-A-05102 C04	23.10.2023

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The detailed design of the development proposed through Reserved Matters applications pursuant to the outline planning permission shall have regard to, and broadly accord with, the principles set out on the following parameter plans and supporting documents:

Drawing No.	Description	Date Rec
Plan No 10-001 Revision C	Application Boundary Plan	May 2018
Plan No 10-106 Revision 6	Building Height Perimeter Plan	May 2018 and,
The Shoreham Airport Development Design Code		Sept 2018.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The commercial floorspace hereby approved shall not be occupied until the A27 access roundabout shown on drawing VN40408_PL-015-J has been completed to the satisfaction of the Local Planning Authority in consultation with National Highways and West Sussex County Council as local highway authority.

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

04. 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 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.

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

05. The commercial floorspace hereby permitted shall not be occupied until the approved Pumping Station on the bank of the River Adur has been completed and brought into operation to the satisfaction of the Local Planning Authority.

Reason: *To accord with the terms of the application and to ensure that adequate surface water drainage is provided to avoid any flood risk.*

06. No more than 25,000 m2 of commercial floorspace shall be provided within the site.

Reason: *To accord with the terms of the application and in the interests of visual amenity.*

07. No goods, plant, machinery or materials shall be deposited or stored, or articles displayed, or processes undertaken, outside any building(s) on the site unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of visual amenity.*

08. Notwithstanding the Use Classes Order the industrial units hereby approved shall only be occupied as Use Class BI (c), B2 and B8 and for no other Use Class unless otherwise approved in writing with the Local Planning Authority.

Reason: *To accord with the terms of the application and to restrict the level of traffic and activity generated by the development.*

09. Noise Management Plan - Prior to the occupation of each industrial unit hereby approved a noise management plan shall be submitted providing details of likely noise from industrial processes, details of extraction and fixed plant and appropriate mitigation measures.

Reason: *In the interests of residential amenity.*

10. Prior to the occupation of any of the industrial units, hereby approved, the earth bund as shown on Plan PSK10 rev B shall be formed to the south of the application site (including any associated landscaping) in conformity to the approved Shoreham Airport Design Code dated September 2018.

Reason: *To accord with the terms of the outline planning permission and in the interests of visual amenity.*

Ref: AWDM/1472/23

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).