ADUR DISTRICT COUNCIL

Mr Simon Bareham
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Lewis & Co Planning
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Brighton
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United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1683/23

Details of Development
DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW BUILDING FOR USE AS PRODUCTION, WAREHOUSING, OFFICE AND DISTRIBUTION FACILITY FOR THE SCOUT ASSOCIATION

Location of Development
75 MARLBOROUGH ROAD LANCING BUSINESS PARK 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 6th December 2023.

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

G Peck

Gary Peck
Planning Services Manager
24/02/2025

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
FLOOD RISK ASSESSMENT & SURFACE & FOUL WATER DRAINAGE STRATEGY	1804 Rev A	16.01.2024
GEOTECHNICAL GROUND INVESTIGATION REPORT		16.01.2024
PROPOSED S & E ELEVATIONS	2280(31)002 F	05.02.2024
PROPOSED ROOF PLAN	2280(21)002 N	05.02.2024
PROPOSED SECTIONS A-A & B-B	2280(41)001 H	05.02.2024
BREEAM NC VERSION 6 PRE-ASSESSMENT	August 2023	06.12.2023
ARBORICULTURAL IMPACT ASSESSMENT	Arbtech AIA 01	06.12.2023
ARBORICULTURAL METHOD STATEMENT	19 September 2023	06.12.2023
ARBORICULTURAL SURVEY	31August 2023	06.12.2023
TREE PROTECTION PLAN	Arbtech TPP 01	06.12.2023
PRELIMINARY ECOLOGICAL APPRAISAL	Ref: 5348E/23/01	06.12.2023
BAT ACTIVITY SURVEY REPORT	October 2023	06.12.2023
BAT LIGHTING PLAN	28-11-23 Rev C	06.12.2023
EXTERNAL LIGHTING REPORT	28 November 2023 Rev C	06.12.2023
TRANSPORT STATEMENT November 2023	TS_SGR_SSL_160823_V5	06.12.2023
NOISE IMPACT ASSESSMENT	J3713 Issue 1	06.12.2023
STATEMENT OF COMMUNITY INVOLVEMENT	October 2023	06.12.2023
SOCIO-ECONIMIC IMPACT REPORT	V3.0	06.12.2023
SITE LOCATION PLAN, EXTG & PROPOSED BLOCK PLANS	2280(10)000 A	06.12.2023
EXISTING SITE PLAN	2280(10)001 A	06.12.2023

Reference/Drawing Number	Version	Date Rec
PROPOSED SITE PLAN	2280(11)001 A	06.12.2023
PROPOSED BAT MITIGATION SITE PLAN	2280(11)002	06.12.2023
EXTG GROUND FLOOR PLAN	2280(20)000 A	06.12.2023
EXTG FIRST FLOOR PLAN	2280(20)001 A	06.12.2023
EXTG SECOND FLOOR PLAN	2280(20)002 A	06.12.2023
EXTG ROOF PLAN	2280(20)003 A	06.12.2023
PROPOSED GROUND FLOOR PLAN	2280(21)000 Q	06.12.2023
PROPOSED FIRST FLOOR PLAN	2280(21)001 M	06.12.2023
EXISTING ELEVATIONS & SECTIONS	2280(30)000	06.12.2023
EXTG & PROPOSED CONTEXTUAL ELEVATION	2280(31)000 A	06.12.2023
PROPOSED N & W ELEVATIONS	2280(31)001 G	06.12.2023
EXTG SECTIONS	2280(40)001	06.12.2023
PROPOSED SECTIONS C-C & D-D	2280(41)002 F	06.12.2023

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The building shall not be occupied until the ecological enhancements recommended in the approved Preliminary Ecological Appraisal have been fully implemented.

Reason: *To enhance biodiversity on the site having regard to policy 31 of the Adur Local Plan and the NPPF.*

04. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

05. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

06. The building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

07. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Management Plan and shall be adhered to throughout the construction period. The Plan shall provide for:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- HGV construction traffic routings shall be designed to minimise journey distance through the Councils Air Quality Management Areas (AQMA's);
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- a commitment to no burning on site;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- methods to control dust from the site;
- a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites;
- details of public and neighbour engagement both prior to and during construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

08. No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. The Travel Plan shall thereafter be monitored annually and the findings submitted to the local highway authority for review and any necessary new measures or interventions shall be implemented accordingly.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework and policy 28 of the Adur Local Plan.*

09. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *To safeguard the residential amenity of the area having regard to policy 34 of the Adur Local Plan.*

10. The building shall not be occupied until the sustainability and energy efficiency measures specified in the application have been fully implemented.

Reason: *In the interests of sustainability having regard to policies 18 and 19 of the Adur Local Plan and the NPPF.*

11. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (by Hamworth McCall Consulting, Rev A, 5th January 2024) and Drawing Foul and Storm Water Drainage Plan by Hamworth McCall Consulting, Rev P02, January 2024 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: *To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policies 35 and 36 of the Adur Local Plan.*

12. The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

    I. a timetable for its implementation;
    II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect;
    III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

    Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policies 35 and 36 of the Adur Local Plan.*

13. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

    Reason: *To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with the NPPF and Policies 35 and 36 of the Adur Local Plan.*

14. Construction of the development shall not commence until details of the proposed means of foul sewerage have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

    Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

15. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of

the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

16. Following the installation of the Air Source Heat Pump(s), post-installation noise monitoring shall be undertaken and the results shall be submitted to the Local Planning Authority to ensure that chosen enclosure is sufficient in preventing a loss of residential amenity.

Reason: *To ensure that the chosen enclosure is sufficient in preventing a loss of residential amenity having regard to policy 34 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex County Council.

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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://www.gov.uk/appeal-planning-decision.

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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).