Development Management - Delegated Officer Report

Application Number: AWDM/1757/21 Recommendation – Temporary approval

Site: Project Vehicle Compound, Shoreham Technical Centre, Old Shoreham Road, Lancing

Proposal: Temporary vehicle storage building/workshop.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a 6.3ha site occupied by Ricardo UK Ltd, an engineering development and testing firm. The site is triangular in shape and is bounded by the A27 to the north, the River Adur to the east and Shoreham Airport to the south

Permission is sought to erect a temporary building for the storage of a double decker bus which is to be converted to run on hydrogen. The bus is currently on site but uncovered. The building will be required for 12 months and will measure 7m tall, 15m long and 7.7m wide. It will be steel clad, colour goosewing grey.

It is to be sited towards the eastern part of the compound, to the north of the large 2 storey emissions testing facility which can clearly be seen from across the river.

Relevant Planning History

Various applications for buildings approved previously

Consultations

West Sussex County Council: The Highways Authority advises that the Application Form states that the building will be used in connection with Ricardo's HYRBUS project, for a period of an estimated six months. Considering this, the LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. From inspection of the plans, the proposed building appears of suitable size to accommodate one double-decker bus. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: The **EHO** has no objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 4, 13, 14
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Policy 4 supports economic growth and specifically states that "*Further economic development at the site to the north of the airport, currently occupied by Ricardo, will be supported subject to other policies in this Plan*."

The site lies within the countryside and Local Green Gap so care must also be taken to ensure that any development is consistent with the aims of those policies (13 and 14).

The proposed building is to be located within an existing, established engineering site where there are numerous buildings within a large site. The building will be quite tall but will sit to the north of a larger building (10.6m high) and will be of a similar colour. It will not be unduly prominent in this context. It is also required for a relatively short period of 12 months so any impact will be temporary only.

The site is in flood zone 3 but the proposed use is for storage only and is a less vulnerable use. The site area is currently hard surfaced and the proposed development does not increase the impermeable area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. 12 months only

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: 8 November 2021

Authorised by: Gary Peck Date: 8 November 2021