ADUR DISTRICT COUNCIL

Mr Tim Rodway
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293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA
West Sussex

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1032/21

Details of Development
PROPOSED REDEVELOPMENT OF THE FORMER ALLOTMENT SITE TO CREATE A NEW PURPOSE BUILT CAR SHOWROOM AND SERVICE CENTRE, WITH ASSOCIATED SALES DISPLAY SPACE AND 103 STAFF AND CUSTOMER CAR PARKING SPACES. FORMATION OF NEW PUBLIC FOOTPATH TO CONNECT TO EXISTING FOOTPATH ON EAST BOUNDARY.

Location of Development
LAND OPPOSITE 269 TO 287 OLD SHOREHAM ROAD SOUTHWICK 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 8th June 2021.

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
12/04/2022

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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
BREEAM ASSESSMENT REPORT	December 2021	15.12.2021
LOCATION PLAN	2.01 Rev B	05.08.2021
PROPOSED CAR SHOWROOM - PROPOSED BLOCK PLAN	2.02 Rev C	05.08.2021
ENERGY STATEMENT	October 21	12.10.2021
CAR SHOWROOM - FIRST FLOOR PLAN AS PROPOSED	2.05 Rev E	04.01.2022
ELEVATIONS AS PROPOSED	2.06 Rev E	04.01.2022
SECTION A-A & CAR WASH AS PROPOSED	2.07 Rev E	04.01.2022
CAR SHOWROOM - PROPOSED SITE PLAN	2.03 Rev H	04.01.2022
NOISE REPORT WITH ADDENDUM	2	16.09.2021
DESIGN & ACCESS STATEMENT	Rev A	09.06.2021
PLANNING STATEMENT		08.06.2021
STATEMENT OF COMMUNITY INVOLVEMENT		08.06.2021
ECONOMIC IMPACT REPORT		08.06.2021
TRANSPORT ASSESSMENT		08.06.2021
AIR QUALITY ASSESSMENT		08.06.2021
FLOOD RISK ASSESSMENT		08.06.2021
IN-SITU INFILTRATION REPORT		08.06.2021
CONTAMINATION REPORT		08.06.2021
CONTAMINATION RISK ASSESSMENT	Parts 1 - 6	08.06.2021

Reference/Drawing Number	Version	Date Rec
COMBINED GEOTECHNICAL & QUANTITIVE GROUND CONTAMINATION RISK ASSESSMENT		08.06.2021
REPTILE SURVEY 2019		08.06.2021
COMBINED TOPOGRAPHICAL SURVEY	1.01	09.06.2021
ELETRICAL CONSTRAINTS PLAN	1.05	08.06.2021
CAR SHOWROOM -GROUND FLOOR PLAN AS PROPOSED	2.04 Rev B	08.06.2021

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. 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. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;
- the method of access and routing of vehicles during construction, 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), details of public engagement both prior to and during construction works;
- methods to control dust from the site;
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

04. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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.*

05. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

06. 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.

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.*

07. 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.*

08. The development hereby permitted shall not be occupied until a 1.8m noise barrier has been erected along the western boundary and around the jet wash station as specified in section 7.3 of the Noise Impact Assessment (Car Showroom and Garage Complex) (ref: J2993 dated 15/10/2020). The barrier should be solid in construction, have no gaps or hit and miss systems and have a minimum mass of 13 kg/m2. Following completion of the scheme, a test to

demonstrate that the attenuation measures carried out as part of the approved scheme are effective and achieve the specified criteria shall be undertaken within one month of the use commencing.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 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: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

10. Details of any floodlighting or external lighting shall be submitted to and approved in writing by the Local Planning Authority before being such lighting is installed. Thereafter, any floodlighting or external lighting shall conform with the approved details.

Reason: *In the interests of amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

11. No development shall commence until the developer has agreed with Southern Water the necessary measures to be taken to protect the public sewers.

Reason: *To protect essential infrastructure having regard to Policies 29, 35 and 36 of the Adur Local Plan.*

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

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29 and 35 of the Adur Local Plan.*

13. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by

CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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

14. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

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

15. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

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

16. 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 roofs of the proposed buildings 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.*

17. 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.*

18. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is occupied. Thereafter the approved boundary treatment shall be retained permanently.

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

19. The development shall not be built or constructed other than in full accordance with the approved measures to provide a minimum 27% reduction in CO2 emissions, as set out in the Energy Statement dated October 21 and received 12th October 2021 and such approved measures shall be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: *To ensure that the development is sustainable and to optimize the potential for energy efficiency, low carbon and renewable energy having regard to the National Planning Policy Framework and policies 1, 15, 18, 19 of the Adur Local Plan and the Adur Planning and Climate Change Checklist 2021.*

20. The development shall be constructed in full compliance with the Air Quality Assessment dated May 2021 and received 8th June 2021, and including the Emission Mitigation Assessment and the Emission Mitigation Statement received 6th September 2021.

Reason: *In the interest of reducing the impact of the development upon air quality having regard to policy 34 of the Adur Local Plan.*

21. No development or site clearance shall take place until an Ecological Management Plan has been submitted to and approved by the Local Planning Authority in writing which shall include details of reptile translocation and mitigation of impact on badgers. The approved Plan shall be implemented in full throughout the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: *In the interests of species protection and biodiversity having regard to policies 30 and 31 of the Adur Local Plan.*

22. The premises shall not be open for trade or business, including deliveries, other than between the hours of 8.00am and 6.00pm on any day, with the exception of the showroom which shall be open between 8am and 7pm Monday to Friday. There shall be no illumination of the showroom outside of the opening hours.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

23. The use shall not commence on the site until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with the West Sussex Waste 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. Works within the Highway - Implementation Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Ref: AWDM/1032/21

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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://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 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).