ADUR DISTRICT COUNCIL

Eleanor Overton
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Derby
DE74 2SL

APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1831/21

In pursuance of their powers under the above-mentioned Act and Order for the reason stated hereunder the Council hereby notify their APPROVAL of the following application comprising:

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.

Location of Development
SHOREHAM AIRPORT CECIL PASHLEY WAY LANCING WEST SUSSEX BN43 5FF

being matters reserved for the subsequent approval of the Local Planning Authority in the permission granted in response to Outline Application No. AWDM/1093/17subject to compliance with the additional conditions specified hereunder.

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

GPeck

Gary Peck
Planning Services Manager
13/07/2022

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
GA FLOOR PLANS UNIT 1	P110 REV B	08.10.2021
GA ROOF PLAN UNIT 1	P111 REV B	08.10.2021
GA FLOOR PLANS UNITS 2A, 2B & 2C	P120 REV A	08.10.2021
GA ROOF PLAN UNITS 2A, 2B & 2C	P111	08.10.2021
GA FLOOR PLAN UNIT 3	P130 REV A	08.10.2021
GA ROOF PLAN UNIT 3	P131	08.10.2021
GA FLOOR PLANS UNIT 4	P140 REV A	08.10.2021
GA ROOF PLAN UNIT 4	P141	08.10.2021
GA FLOOR PLANS UNIT 5	P150 REV B	08.10.2021
GA ROOF PLAN UNIT 5	P151 REV A	08.10.2021
GA ELEVATIONS & SECTION UNIT 1	P210 REV B	08.10.2021
GA ELEVATIONS & SECTION UNIT 2A, 2B & 2C	P220 REV B	08.10.2021
GA ELEVATIONS & SECTION UNIT 3	P230 REV B	08.10.2021
GA ELEVATIONS & SECTION UNIT 4	P240 REV A	08.10.2021
GA ELEVATIONS & SECTION UNIT 5	P250 REV A	08.10.2021
SITE LOCATION PLAN	P400 REV B	08.10.2021
PROPOSED SITE PLAN	P403 REV N	15.03.2022
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

Reference/Drawing Number	Version	Date Rec
SOFT LANDSCAPE PROPOSALS	P19-3110_01-E	08.07.2022
PROPOSED BUND DETAIL	PSK10 REV B	24.02.2022
Landscape Section	P19-3110-03	27.06.2022

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

02. 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.*

03. 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.*

Informatives / Notes to Applicant

01. Southern Water Services - occupation of the development is to be implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

02. The discharge of condition application for the drainage details (imposed by the outline permission) shall be broadly in accordance with the revised drainage details submitted at the Reserved matters Stage.

Ref: AWDM/1831/21

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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 you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

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.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. 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.

8. 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.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. 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).