ADUR DISTRICT COUNCIL

Eleanor Overton
Pegasus Group
4 The Courtyard
Lockington
Derby
DE74 2SL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1681/22

Details of Development

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (LAND LEVELS EXISTING/PROPOSED), 8 (ECOLOGICAL MITIGATION/MANAGEMENT PLAN), 9 (PILING/FOUNDATIONS), 10 (CONSTRUCTION MANAGEMENT PLAN), 11 (FOUL AND SURFACE WATER DRAINAGE), 12 (MATERIALS ABOVE FLOOR PLATE LEVEL), 13 (HARD/SOFT LANDSCAPING ABOVE FLOOR PLATE), 14 (HARD/SOFT LANDSCAPING ABOVE FLOOR PLATE), 16 (BREEAM COMMERCIAL FLOORSPACE) AND 25 (LOADING/UNLOADING OF GOODS) OF PREVIOUSLY APPROVED AWDM/1093/17.

Location of Development

SHOREHAM AIRPORT CECIL PASHLEY WAY LANCING WEST SUSSEX BN43 5FF

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

GPeck

Gary Peck
Planning Services Manager
13/02/2023

SCHEDULE

Approved Date - 13/02/2023

7 No development shall commence until full details of the existing and proposed land levels of the development in relation to Ordnance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity, operational requirements of the airport and setting of the National Park and heritage assets.*

Approved Date - 13/02/2023

8 Prior to the commencement of the development, an Ecological Mitigation and Management Plan (EMMP) shall be submitted to and approved in writing by the Local Planning Authority. The EMMP shall incorporate the recommendations of Chapter 11 of the Environmental Statement dated June 2016 and its appendices, and Chapter 11 of the Further Information to the Environmental Statement dated December 2017 and its appendices.

Reason: *To accord with the terms of the application and to ensure that the development results in a net gain in biodiversity.*

Approved Date - 13/02/2023

9 Piling or any other foundation designs using penetrative methods associated with the development for which planning permission has been granted shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: *To protect groundwater from pollution.*

Approved Date - 13/02/2023

10 No development shall take place 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 addressing (but not necessarily be restricted to) the following matters:-

- the anticipated number, frequency and types of vehicles used during construction,
- 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,
- 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.

Reason: *In the interests of road safety.*

Approved Date - 13/02/2023

11 No development shall take place unless and until a scheme for the provision of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. This should broadly be in accordance with the Flood Risk Assessment and appendices dated June 2017 and addendum Flood Risk Assessment and appendices dated December 2017.

Reason: *To ensure that the site is adequately drained and does not cause flooding to adjoining land.*

Approved Date - 13/02/2023

12 No development above floor plate level shall take place until a schedule of materials has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: *In the interest of visual amenity.*

Approved Date - 13/02/2023

13 No development above floor plate level shall take place until a schedule of details of hard and soft landscaping, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved plans and all planting completed in the next planting season following the completion of the development.

Reason: *In the interests of visual amenity.*

Approved Date - 13/02/2023

14 No development above floor plate level shall take place until details of any means of enclosure or boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved plans.

Reason: *In the interests of visual amenity.*

Approved Date - 13/02/2023

16 The commercial floorspace hereby approved shall achieve a BREEAM "Very Good" standard as a minimum. Prior to commencement a BREEAM design stage assessment report shall be submitted to the Local Planning Authority confirming that this standard will be achieved. The required BREEAM assessment shall be prepared, and any proposed design changes approved by a licensed BREEAM assessor prior to commencement of the development. A post completion BREEAM report shall be submitted to the Local Planning Authority within 6 months of the substantial completion of the development hereby approved.

Reason: *To ensure sustainable development in accordance with adopted Local Plan policy.*

Approved Date - 13/02/2023

25 No development shall take place until plans showing provision for the loading and unloading of goods and an associated turning area have been submitted to and approved in writing by the Local Planning Authority. These shall be constructed to the satisfaction of the Local Planning Authority prior to the occupation or use of the development. Any provision shall thereafter be retained for such purposes.

Reason: *To ensure that adequate space is available within the site to avoid obstructing Cecil Pashley Way.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:-

Reference/Drawing Number	Version	Date Rec
DRAINAGE LAYOUT SHEET 1	101 P7	13.10.2022
DRAINAGE LAYOUT SHEET 2	102 P8	13.10.2022
DRAINAGE DETAILS	103 P1	13.10.2022
SECTION THROUGH QMAX & POROUS SUB-BASE	105 P2	13.10.2022
ALLOCATION OF RESPONSIBILITIES		13.10.2022
PROPOSED BINS, HOOPS & BOLLARDS	P406 REV K	13.10.2022
BREEAM PRE-ASSESSMENT		13.10.2022
PERMANENT CABIN LAYOUT		13.10.2022
CONSTRUCTION PHASE PLAN		13.10.2022
SWALE SECTIONS A-A & B-B	104 P3	13.10.2022
ENVIRONMENTAL PLAN		13.10.2022
ENVIRONMENTAL PLANNING AGENDA		13.10.2022
EXTERNAL WORKS LAYOUT SHEET 2	111 P2	13.10.2022
EXTERNAL WORKS LAYOUT SHEET 1	110 P2	13.10.2022
FOD PREVENTION PLAN		13.10.2022
UNIT 4 FOUNDATIONS	241 P3	13.10.2022
UNIT 2 FOUNDATIONS	221 P3	13.10.2022

Reference/Drawing Number	Version	Date Rec
UNIT 1 FOUNDATIONS FLOOR LAYOUT	210 P4	13.10.2022
UNIT 1 FOUNDATIONS	211 P2	13.10.2022
UNIT 2 FOUNDATIONS - LAYOUT	220 P4	13.10.2022
UNIT 3 FOUNDATIONS LAYOUT	230 P4	13.10.2022
UNIT 3 FOUNDATIONS	231 P3	13.10.2022
UNIT 4 FOUNDATIONS LAYOUT	240 P4	13.10.2022
UNIT 5 FOUNDATIONS LAYOUT/DETAILS	250 P4	13.10.2022
HEALTH & SAFETY POLICY & PRACTICE		13.10.2022
H & S PRE-COMMENCEMENT MEETING		13.10.2022
ILLUSTRATIVE LANDSCAPE SECTION	P19-3110_03	13.10.2022
CMC PILES LETTER	BMS/nb/ 62886	13.10.2022
MATERIALS INFORMATION SCHEDULE		13.10.2022
PHASING DRAWING FOR BUILDING WORKS		13.10.2022
PHASING PLANS	PHASES 1 - 10	13.10.2022
PROPOSED BOUNDARY TREATMENTS	P405 REV N	13.10.2022
PROPOSED PROJECT MANAGEMENT STRUCTURE		13.10.2022
PROPOSED SITE PLAN LOADING & UNLOADING	P403 REV N	13.10.2022
PROPOSED SURFACES PLAN	P404 REV K	13.10.2022
QUALITY PLAN		13.10.2022
RISK ASSESSMENT CHART		13.10.2022
PROJECT DIRECTORY		13.10.2022
SITE WASTE MANAGEMENT PLAN		13.10.2022
SOFT LANDSCAPE PROPOSALS	P19-3110_01-E	13.10.2022
SOIL INVESTIGATION CPT REPORT	01 P-108084_01	13.10.2022
SOIL TESTING COVER LETTER	BMS/nb/ 62887	13.10.2022
WELFARE AREA LAYOUT		13.10.2022
EMMP		10.11.2022

Ref: AWDM/1681/22

Reference/Drawing Number	Version	Date Rec
Additional Drainage Details	P19-3110_01-F SLP	26.01.2023
Drainage Calculations	Rev E FFL 2.250	26.01.2023
Revised CMP	T0459	26.01.2023