DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/09/0067/FULL Glaxo Smithkline, Southdownview Way

DATE OF SITE VISIT: 10 March 2009

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site relates to 'Glaxo Smithkline' pharmaceutical research laboratory industrial premises within the East Worthing Trading Estate. The site comprises a large number of industrial outbuildings and structures, up to 20 metres in height. The site is located between further industrial development to the south and west, and with residential development to the northwest and beyond the other trading areas to the west and southwest. The site adjoins open fields to the east and northeast.

PROPOSAL:

Permission is sought for a storage building as an extension to building 6E to its east elevation accessed externally.

The store would measure 3.7 metres in width, 4.3 metres in depth, 3.4 metres in height to the eaves and rising to 4.3 metres. Profiled metal cladding is proposed for the walls and roof in metallic silver and roller shutter door to the front coloured light grey, matching the adjacent store.

High level ventilation louvres would be fitted in the north and south elevations and a painted timber door is also proposed to the south side.

The purpose of the building is to house two bulk storage containers for Nitric Acid and Sulphuric Acid, which are to be relocated from their current external storage position opposite Building 6E to be housed in this new store.

RELEVANT PLANNING HISTORY:

None relevant to this proposal but the site has a complex history with numerous applications for alterations and new buildings having been granted, dating back to the 1950's.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy BE1, H18, RES7
Saved Wessex Structure Plan policies CH1, DEV1, NE1, ERA1

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

The **Environment Agency** has made the following comments:

FLOOD RISK
Environment Agency position

The proposed development will only be acceptable if the following measure as detailed in the Flood Risk Assessment (FRA) submitted with this application are implemented and secured by way of a Planning Condition on any planning permission.

Planning Condition 1

The development permitted by this planning permission shall only be carried out in accordance with the approved FRA dated January 2009.

Finished floor levels are set no lower than 300mm above surrounding ground levels.

Reason: To reduce the risk of flooding to the proposed development.

PROTECTION OF CONTROLLED WATERS

The proposed development will only be acceptable if a Planning Condition is imposed requiring submission and subsequent agreement of further details as set out below:

Planning Condition 2

The development hereby permitted shall not be commenced until such time as a scheme for the storage of chemicals has been submitted to, and approved in writing by, the Local Planning Authority (LPA).

Any such scheme shall be supported, where necessary, by detailed calculations; include a maintenance programme; and establish current and future ownership of the facilities to be provided. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or any details as may subsequently be agreed, in writing, by LPA.

Reasons: To ensure the protection of groundwater resources by the satisfactory design of chemical storage facilities.

The Groundwater Regulations 1998 require that substances falling within List 1 (the most toxic and persistent substances) must not enter groundwater and the entry of substances in List 2 (less toxic but nevertheless polluting substances) must be limited so as to avoid pollution. It is an offence under these regulations to dispose or tip for the purpose of disposal any of these substances where they might result in a discharge to groundwater unless authorised. Such an offence would be treated as contravening s85 of the Water Resources Act 1991.

New or amended regulations are expected later in 2008 to enact additional requirements arising from the Water Framework Directive and its Daughter Directive on Groundwater. These will have similar requirements but will refer to hazardous

The ability to store chemicals directly next to the facility that uses the chemicals limits the distance and use of pumping that currently takes place.

The proposed site is remote from any sensitive neighbouring occupiers and well screened by other industrial buildings and uses. Environmental Health have raised no objections subject to conditions.

The complex lies within a flood risk zone but due to the nature of the proposal the Environment Agency has not objected subject to conditions relating to the FRA and chemical storage.

The nature of the site is industrial and the character and purpose of the store reflects that usage. The materials and design are considered appropriate matching the building immediately adjacent to the north.

RECOMMENDATION:

Grant planning permission subject to conditions:

- Standard time limit
- Development to be in accordance with FRA
- Scheme for storage of chemicals
- Contamination precaution
- Contamination informative

REASONS FOR RECOMMENDATION:

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

Policies BE1, H18, RES7

Saved West Sussex Structure Plan Polices

Policies CH1, DEV1, NE1, ERA1

National Policy

PPS1

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign..... [redacted] ...Date.....18/3/09.....

Authorising Office sign..... [redacted] ...Date.....23·3·09.....

pollutants instead of (but approximately equivalent to) List 1. Requirements to limit pollution will be widened to all other pollutants rather than just those in List 2.

Planning Advice

This site lies within Source Protection Zone 1 for the Northbrook Public Water Supply Borehole. The groundwater in this area is therefore extremely sensitive and is therefore potentially at risk from activities at the site and all precautions must be taken to avoid discharges and spills to ground.

All Pollution Prevention Guidelines information may be freely viewed and downloaded from the NetRegs section of our website. The website address is: www.environment-agency.gov.uk/netregs/links/63875.aspx

The **Assistant Director of Health and Housing** has no objection subject to the following condition:

If during development, any visible 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 no further development (unless otherwise agreed in writing with the Local Planning Authority) 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 shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.'

General Informative
This site is situated on or adjacent to a site which has been identified through Worthing Borough Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The proposal is located in a large industrial complex within a designated trading area. As such it is in conformity with the Local Plan designation, and would act to improve business functions, providing additional storage and can be supported in principle.