ADUR DISTRICT COUNCIL

Mr Graham Cuthbert
Industrial IT Systems
Unit 1
Tungsten Building
George Street
Brighton
West Sussex
BN41 1RA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0525/26

Details of Development
DEMOLITION OF THE EXISTING SINGLE-STOREY INDUSTRIAL UNIT AND REDEVELOPMENT TO PROVIDE TWO-STOREY INDUSTRIAL BUILDING (USE CLASS E(G)(III)) COMPRISING PRODUCTION, ASSEMBLY, OPERATIONAL, ANCILLARY STORAGE AND LOGISTICS SPACE AT GROUND FLOOR WITH ANCILLARY OFFICE, WELFARE AND ADMINISTRATIVE ACCOMMODATION AT FIRST FLOOR, TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING AND CYCLE PARKING.

Location of Development
77 MARLBOROUGH ROAD LANCING BUSINESS PARK LANCING WEST SUSSEX BN15 8UF

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 30th April 2026.

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

G Peck

Gary Peck

Head of Planning & Development

21/07/2026

Adur & Worthing Councils, Development Management, Place Directorate, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA 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
PROPOSED GROUND PLAN	079-3001REV G	30.06.2026
PROPOSED SITE PLAN	079-3s001REV E	30.06.2026
PJC ARBORICULTURAL IMPACT ASSESSMENT	PJC/7069/26-02	30.04.2026
PJC ARBORICULTURAL SURVEY	PJC/7069/26-01	30.04.2026
PROPOSED FIRST PLAN	079-3-002 REV E	30.04.2026
PROPOSED ROOF PLAN	079-3-003 REV C	30.04.2026
PROPOSED ELEVATIONS 1/2	079-3-101 REV G	30.04.2026
PROPOSED ELEVATIONS 3/4	079-3-102 REC G	30.04.2026
DESIGN AND ACCESS STATEMENT	REV B	30.04.2026
EXISTING SITE AND GROUND PLAN	079-3-e001 REV A	30.04.2026
EXISTING ELEVATIONS	079-3-E 101 REV A	30.04.2026
PLANNING STATEMENT REV B		30.04.2026
BLOCK AND LOCATION PLANS	079-3-s002 REV /	30.04.2026
TRANSPORT STATEMENT	PROJECT 77	30.04.2026
INDUSTRIAL IT PROJECT 77 BREEAM NEW CONSTRUCTION PRE ASSESSMENT	V7	30.04.2026
PRELIMINARY ECOLOGICAL APPRAISAL (PEA)	451773/SJ1	30.04.2026
BIODIVERSITY NET GAIN ASSESSMENT	451773/SJ2	30.04.2026
BNG METRIC	451773 SJ3	30.04.2026
INDUSTRIAL IT SYSTEMS LIGHTING ASSESSMENT	L0193-LTBL-REP-001 P01	30.04.2026

Reference/Drawing Number	Version	Date Rec
STM ENVIRONMENTAL CONTAMINATED LAND RISK ASSESSMENT	PH1-2026-000014	30.04.2026
GROUNDSURE STM ENVIRONMENTAL REPORT	PH1-2026-000014	30.04.2026

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

2. 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.*

3. 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: *To safeguard the residential amenity of the area having regard to policies 15 and 34 of the Adur Local Plan.*

4. 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;
    - the method of access and routing of vehicles during construction;
    - HGV construction traffic routings shall be designed to minimise journey distance through the Council's Air Quality Management Area (AQMA), 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);
    - methods to control dust from the site;

- a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites;
- details of public and neighbour engagement both prior to and during construction works.

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

05. Prior to the commencement of any groundworks in connection with the construction of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

(1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

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.*

06. No development, other than demolition, shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. 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. Groundwater monitoring and infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

07. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
    I. a timetable for its implementation.
    II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
    III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure that the development achieves a high standard of sustainability and to ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

08. Prior to occupation of the building hereby approved an Air Source Heat Pump acoustic report shall be submitted to the Local Planning Authority for approval. This report shall show that the installation of every heat pump across the development site shall comply with the Chartered Institute of Environmental Health and Institute of Acoustic's guidance: 'Heat Pumps, Professional Advice

note.' The report shall outline that the rating level from ASHPs, including the cumulative impact of multiple ASHPs if relevant, shall not exceed 35dB LAeq15min at any noise sensitive façade of a neighbouring residential premises. If it is not practical to achieve this value for any of the heat pumps, and the local context supports a relaxation, then a report providing a full justification as to why such a relaxation in rating level is required, shall be submitted in writing to the Local Authority for approval.

Following the installation of ASHPs across the development site, post- installation noise monitoring shall be undertaken by the applicant at the reasonable request of the Local Planning Authority.

Reason: *To safeguard residential amenity having regard to policies 15 and 34 of the Adur Local Plan.*

9. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved plans.

Reason: *In the interests of road safety having regard to policy 28 of the Adur Local Plan.*

10. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: *To provide adequate on-site car parking and turning space for the development having regard to policy 28 of the Adur Local Plan.*

11. 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 provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

12. No works to implement the development hereby permitted shall take place unless and until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In accordance with the provisions set out under Schedule 7A of the Town and Country Planning Act 1990 (as amended).*

13. No development above slab level 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 roof of the proposed building 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.*

14. No development above slab level shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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. The approved details of hard landscaping shall be completed prior to occupation of the building.

    Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

15. The external lighting shall be installed in accordance with the approved details and shall operate only between 06:00 and 22:00 on any day. Outside of those hours external lighting shall be restricted to low-level, motion-activated security lighting only.

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

16. The premises shall be used only for purposes within Class E(g)(iii) and for no other use within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

    Reason: *In the interests of safeguarding the unit for employment use having regard to policy 25 of the Adur Local Plan.*

Informatives / Notes to Applicant

1. 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.

2. 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 Area Highway Manager (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

03. The developer is advised to contact Southern Water of any landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

The plan provided by the developer drwg no 079-3-s001 Rev D shows a sewer crossing the site which is not shown on our records. An assessment of the sewer is required to determine its ownership and the impact it could have to the proposed site layout. It is possible that the sewer is now deemed to be public. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand-off distances from public sewers please referto: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Ref: AWDM/0525/26

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

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://www.gov.uk/appeal-planning-decision.

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).