Expiry Date - 07/07/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0014/11

Recommendation – Approve Application

Site: **Project Vehicle Compound Ricardo Consulting Engineers Ltd Old Shoreham Road Lancing West Sussex**

Proposal: **Temporary workshop building (retrospective)**

The Application

The application site is a 6.3ha site occupied by Ricardo UK Ltd, an engineering development and testing firm. The site is triangular in shape and is bounded by the A27 to the north, the River Adur to the east and Shoreham Airport to the south.

Retrospective planning permission is sought to erect a temporary workshop building in the north west corner of the site, adjacent to the A27. The area was formerly in use as a car park/storage area and is hard surfaced. The building has a floor area of approximately 600sqm on one storey and measures approximately 8.1m high, 29m long and 19.5m wide. It is constructed of white PVC wall panels with glazed panels above. The roof consists of an aluminium frame dressed in a PVC canvas which forms several peaks described as a 'Chinese hat' in the Design & Access Statement. The building is required to meet the demands of a specific construction contract that they have been awarded and a 3 year permission is sought.

Consultations and Representations

Consultations/Comments

Adur District Council – The Environmental Health Officer has no objections

Environment Agency – To be reported

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

South East Plan (May 2009): RE2, SCT1, SCT3
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC1, AC2-3, AE18, AB25
PPS1 “Delivering Sustainable Development” (ODPM 2005)
PPS4 ‘Planning for Sustainable Economic Growth’ (DCLG 2009)
PPS7 “Sustainable Development in Rural Areas” (ODPM 2004)
PPG13 “Transport” (DTLR 2001)
PPS23 “Planning and Pollution Control” (DTLR 2005)
PPG25 “Development and Flood Risk” (DTLR 2005)
PPS4 ‘Planning for Sustainable Economic Growth’ (DCLG 2009)

Planning Assessment

Policies

The site is outside the defined built-up area in the Local Plan and within the strategic gap of countryside separating Shoreham from Lancing. It is not within the South Downs National Park boundary.

South East Plan policies seek to plan for the development of a strong economy in the South East, supporting the improvement and upgrade of existing business premises to bring them up to modern standards.

As a major employment site within the District, the site is subject to a specific policy AE18 of the Local Plan. This states:-

“In respect of the land shown subject to this policy on the Proposals Map, the DPA will permit business or industrial development as an exception to policies AC1, AC2 & AC4 if it is demonstrated to the satisfaction of the DPA that:-

1. the development is essential to the economic viability of the occupier of the entire site;
2. the proposal does not conflict with the requirements for safeguarding the runway flightpath at Shoreham Airport;
3. the development is of a design and construction appropriate to the locality and is unobtrusive in the landscape, and
4. on-site car parking arrangements and access to the public highway are acceptable under policy AT12.”

The Local Plan recognises that Ricardo plays an important part in the local economy, being a significant source of employment, and that this is a factor in considering planning applications notwithstanding the location in an area where development would normally be resisted.

The overarching objective of PPS4 is sustainable economic growth. LPA’s are encouraged to be positive and constructive towards applications for economic development.

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Residential amenity

There are no residential properties in close proximity to this site

Visual amenity and character

The site is a large established industrial complex of major importance to the local economy. The building is large but benefits from being on ground which is at a lower level than both the A27 to the north and the Old Shoreham Road to the south. From the south it is separated from views by the large Ricardo car park and by a tree screen on the northern edge of the car park. Consequently, it is not prominent in wider views. It is also well screened from the A27 by a line of trees and shrubs. Consequently, it is not prominent in wider views and does not result in harm to the visual amenities of the locality.

Recommendation

APPROVE for reason that:-

Although the site is located outside the built up area defined in the Adur District Local Plan and the buildings do not accord with the policies AC1-4 of the Local Plan related to such areas, it is considered that they should be permitted temporarily as an exception to these policies having regard to the importance to the local economy of these large industrial premises as provided for in policy AE18 of the Adur District Local Plan

Subject to:

1. C1Di (amended) The building hereby permitted…… 30 June 2014 Reason – Permission would not normally be granted for such development and is only permitted exceptionally having regard to policy AE18 of the Adur District Local Plan

Case Officer Peter Barnett Date 10 June 2011