

Report to	Planning Committee
Date	08 March 2018
By	Director of Planning
Title of Report	Adjoining Authority consultation (SDNP/17/04761/ADJAUT): Shoreham Airport, Cecil Pashley Way, Shoreham (Brighton City) Airport, Lancing – Outline planning application for the erection of new commercial buildings with an overall height of 13m to provide up to 25000m2 of floorspace for Light Industrial (Use Class B1c), General Industrial (Use Class B2) and Storage and Distribution (Use Class B8) with access, landscaping and associated infrastructure (including a new pumping facility on the River)
Purpose of Report	To approve the SDNPA response to the consultation on the above scheme

Recommendation:

- 1. The Committee is recommended to agree the SDNPA response to Adur and Worthing Councils, providing a holding objection to the proposed development.**
- 2. That authority be delegated to the Director of Planning in consultation with the Chair of the Planning Committee to agree the final submission to Adur and Worthing Councils.**

I. Summary

- I.1 An Outline planning application has been made to Adur District Council (ADC) for the development as outlined above, on which ADC has requested our comments as a statutory consultee. This development is wholly outside the SDNP.
- I.2 The response can be found in **Appendix I**, and is based on the additional supporting information and revised plans submitted by the applicant, following extensive discussion involving several statutory consultees, including the SDNPA officers. This response is based on the comments from officers across the SDNPA including the Landscape, Historic Buildings, Dark Night Skies, Major Projects and Cycling Project Officers, and the Strategy Leads for Water and Infrastructure.
- I.3 Following a recent meeting between ADC, the applicant and SDNPA officers, the applicant confirmed the intention to produce a more detailed Parameters Plan and design principles, to accompany the Outline application. No documents have been formally submitted for consultation at the time of writing this report and therefore a holding response is recommended whilst Officers continue to work the ADC and the applicant on the additional information.
- I.4 This report provides a summary of the proposed response, the main issues raised and the scope of our response.

2. Site Description

- 2.1 Shoreham Airport comprises a roughly triangular area of land comprising the main terminal building and industrial units to the south accessed from both the A259 via New Salts Farm Road, and from the A27 Old Shoreham Road to the north, via Cecil Pashley Way. The New Monks Farm application site is located to the west. The site is bounded by the River Adur to the east, the Brighton to Chichester railway line to the south, Old Shoreham Road and Ricardo industrial units to the north. The SDNP boundary runs relatively consistently along the northern edge of the A27 carriageway.
- 2.2 The site lies within a complex, coastal landscape alongside the Adur estuary. By virtue of this location, the landscape is naturally low-lying; the vast majority of which lies within flood zone 3. This location creates the foundation of the landscape's character as a coastal floodplain – it lies within the National Character Area South Coast Plain and Hampshire Lowlands. This landscape is one part of a series of remnants of the huge coastal floodplain encroached by expanding settlements relatively recently - over the past 90 years. This has left a series of landscape 'gaps' which characterise this stretch of coastline as a series of 'windows' with views to the sea from the South Downs. As identified in the WSCC Landscape Character Assessment, this site is one of these coastal gaps.

3. Proposal

- 3.1 The application has been made to ADC in Outline, with all matters reserved with the exception of access. It is proposed to provide 25,000sqm of commercial floorspace, for uses B1c (light industrial), B2 (general industrial) and B8 (storage and distribution).
- 3.2 The new junction with the A27, as proposed as part of the New Monks Farm (NMF) development, would also serve this application, with a link road to the application site from a roundabout within the NMF site. This would allow the closure of the existing Airport access onto the A27 (i.e. Sussex Pad junction).
- 3.3 The Shoreham Airport site has been identified for the provision of a minimum of 15,000sqm of commercial floorspace in the emerging Adur Local Plan (policy 7), on which the SDNPA has previously provided comment (**Appendices 2 and 3**).

4. SDNPA Response

- 4.1 The purpose of the SDNPA response is to consider the impact of the proposed development on the Purposes of the National Park, which are:
- 1) To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
 - 2) To promote opportunities for the understanding the enjoyment of the special qualities of the National Park by the public,

rather than undertake an assessment of the full suite of planning considerations. This will be to support ADC in their duty to have regard to the impact of development on the National Park, as required under S11A of the National Parks and Access to the Countryside Act 1949 (as inserted by S62 of the Environment Act 1995). The issues associated with this application are similar to those expressed in terms of NMF, and can similarly be collated under the following headings:

- Landscape Character
- Views and Visibility (including consideration of the impact on the setting of Lancing College)
- Dark Night Skies
- Water Environment

- 4.2 SDNPA Officers have been clear with what they expected to be submitted in support of the application, during meetings with the applicants and AWC, stating that there were significant concerns, which may lead to an objection if these were not overcome. The additional information and the amended drawings submitted do not provide the details requested, and therefore it is still considered that the proposed development would result in significant adverse effects to the natural beauty and cultural heritage associated with the SDNP. No objection was raised to the principle of the site allocation as part of the Local Plan

Examination process, however the manner in which the development has been proposed raises significant concerns, which has led officers to conclude a **holding objection should be raised to this outline application**. In general, officers consider it has not been demonstrated that the application site would be capable of accommodating the proposed 25,000 sqm of commercial floorspace (which is 10,000sqm above the policy requirement), without causing substantial harm to the area. The response therefore identifies an objection on the grounds of impact on landscape character, visual impact and impact on dark night skies, but acknowledges the applicants willingness and desire to work with ADC and SDNPA officers to establish design principles and parameters for the development in order to overcome these significant concerns.

5. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	No
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	N/A
Are there any Human Rights implications arising from the proposal?	There are no Human Rights implications arising from our response to this consultation.
Are there any Crime & Disorder implications arising from the proposal?	There are no Crime and Disorder implications arising from our response to this consultation.
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy: <ol style="list-style-type: none"> 1. Living within environmental limits 2. Ensuring a strong healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly 	None

6. Risks Associated with the Proposed Decision

- 6.1 There is a small reputational risk in not objecting to the proposed development, as we would not be fulfilling our responsibility as relevant authority under S62 of the Environment Act 1995, in having regard to the Purposes of the National Park.

TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer: Vicki Colwell
Tel: 01730 819280
email: Vicki.colwell@southdowns.gov.uk
Appendices
1. SDNPA Officer Response
2. SDNPA Comment on Adur Local Plan Pre-submission (2013)
3. SDNPA Comment on Main Modifications to Adur Local Plan Pre-submission (2017)
SDNPA Legal Services; Director of Planning
Consultees
External None
Consultees
Background Application documents and representations
Documents <https://planning.adur-worthing.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=OT2RC2CB03G00>
Adur Local Plan– see p21 of Part 2 for Policy 7
<https://www.adur-worthing.gov.uk/adur-local-plan/>