

APPENDIX A

TOWN AND COUNTRY PLANNING ACT 1990

CM/5/86

Outline application for
industrial development on land
allocated for such purposes

West of Hanger 3
Ford Airfield
Ford Road Ford
Arundel West Sussex

In pursuance of their powers under this Act and related Orders and Regulations
the Council Permit this development to be carried out in accordance with the
application and plan and subject to compliance with the conditions specified.

TO: John Colley Associates
Jordane
Old Shoreham Road
N Lancing
West Sussex BN15 0QS

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

28th April 1988

CM/5/86	Outline application for	West of Hanger 3
	industrial development on land	Ford Airfield
	allocated for such purposes	Ford Road Ford
		Arundel West Sussex

CONDITION 1 : The permission hereby granted is an outline permission under Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1985 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of three years beginning with the date of this permission:

- (a) the design and external appearance of the buildings
- (b) the landscaping of the site;

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 : The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 3 : No building shall take place until details of the layout and specification of and construction programme for the roads, footpaths and and the foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority. No unit shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

REASON : To secure satisfactory standards of access and drainage for the proposed development.

CONDITION 4 : No building shall be occupied until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

REASON : In the interests of road safety.

CONDITION 5 : No building shall be occupied until the parking spaces and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

REASON : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

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CM/5/86

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CONDITION 6 : The use of any land for car and/or lorry parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

REASON : To ensure a satisfactory standard of development.

CONDITION 7 : If as a result of the operations arising from the development hereby approved there is an increase in the average hourly Leq or an increase in the background noise level (as measured by the L90 criteria), there shall be submitted to and approved by the Local Planning Authority a sound attenuation scheme. All measurements to be made from nearby sensitive dwellings at 1 metre their respective facades. If such a sound attenuation scheme is required, then it shall be completed to the satisfaction of the Local Planning Authority within

3 months from the date of approval of such scheme.

REASON : To protect the amenities of adjoining residential properties.

CONDITION 8 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995

the buildings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

REASON : A more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking and/or cause harmful environmental effects

CONDITION 9 : (a) No substance specified in Schedule 1 to the Notification of Installations Handling Hazardous Substances Regulations 1982 (SI 1982 No. 1357)

shall be manufactured, processed, kept or used on the site to which this planning permission relates in such circumstances as will result in the presence in, on, over or under that site of such amount of such substance as taken together with any quantities of the substance which may be present at the same time on land of the description set out in condition (b) below will equal or exceed that amount which constitutes a notifiable quantity of that substance for the purposes of the said Regulations of 1982;

(b) the land referred to in condition (a) above is land:-

(i) which is outside the site to which this planning permission relates, but is in the same occupation; and

(ii) any part of which lies within 500 metres of any boundary of the site to which this planning permission relates.

REASON : In the interests of public safety.

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CM/5/86

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CONDITION 10 : Notwithstanding the provisions of the Town and Country Planning General Development Order's 1977 to 1987, at no time shall mezzanine floors be incorporated into the factory units hereby approved unless permission is granted by the Local Planning Authority on an application in that behalf.

REASON : A more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking and/or cause harmful environmental effects.

CONDITION 11 : No development shall take place until there has been submitted to and approved by the Local Planning Authority a landscaping scheme. The approved details of landscaping shall be carried out in the first planting and seeding season 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.

REASON : In the interests of amenity and of the environment of the development.

CONDITION 12 : No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or storage areas at any time approved by the Local Planning Authority.

REASON : To safeguard the amenities of neighbouring properties.

CONDITION 13 : This permission relates to the plans as submitted and amended by substitute plans dated 17th March 1988.

REASON : For the avoidance of doubt.

APPENDIX B



DISTRICT COUNCIL
DIRECTORATE OF PLANNING & ECONOMIC DEVELOPMENT

MALTRAVERS ROAD
LITTLEHAMPTON
W. SUSSEX. BN17 5LF

IAN SUMNALL, BSc., MSc., M.R.T.P.I.
Director of Planning & Economic Development

My ref:

When calling or telephoning pl

CM/5/86-AG/PJL

Mr Greenwood

③

18th February 1988

Dear Dr & Mrs Anderson,

Agenda Item 2: Controlling Conditions on Application CM/5/86
Land west of Hangar 3 - Ford Airfield, Ford Road, Ford

Thank you for your letter dated 15th February 1988 concerning the above item, the contents of which were reported to the Council's Planning & Economic Development Committee on 16th February 1988.

After much discussion, the Committee agreed to accept the recommendation and, therefore, Condition 7 of Planning Application CM/5/86 should now read as follows:

If, as a result of the operations arising from the development hereby approved, there is an increase in the average hourly Leq or an increase in the background noise level [as measured by the L90 criteria], there shall be submitted to, and approved by, the Local Planning Authority a sound attenuation scheme. All measurements to be made from nearby sensitive dwellings at 1m. from their respective facades. If such a sound attenuation scheme is required, then it shall be completed to the satisfaction of the Local Planning Authority within three months from the date of approval of such schemes.

Yours sincerely,

Principal Planning Adviser

Dr & Mrs B Anderson
Scyld
Horsemere Green Lane
Climping
LITTLEHAMPTON
West Sussex BN17 5QZ

*Had her meeting at
Sunderland 7.30pm 15 Feb*

ARUN DISTRICT COUNCIL

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE - 17TH FEBRUARY 1988

Decision Paper:

Subject : Controlling Conditions to be imposed on Application CM/5/86 -
Outline Application for Industrial Development, Land West of
Hangar 3, Ford Airfield, Ford Road, Ford.

Report by : Director of Planning
and Economic Development

Report Date :
12th February 1988

BACKGROUND

At the Planning and Economic Development Committee of the 7th July 1986 it was resolved to grant planning permission for 10 acres of land adjoining Hangar 3 on Ford Airfield for industrial development. This decision was made subject to the completion of a Section 52 Agreement requiring highway improvements to the junction of the industrial estate with Ford Road and to improvements to Ford Road itself together with the provision of footpaths. This application was considered to be a major departure from the development plan and as such was advertised in the appropriate manner and forwarded to the Secretary of State for the Environment for consideration. It was decided by the Secretary of State not to intervene notwithstanding the objections raised by The West Sussex County Council.

At the time of writing this report the Section 52 Agreement is still outstanding and therefore no decision notice has been issued.

THE ISSUE

As a result of the Committee's decision to approve this industrial land release in principle there has been much interest from local firms to relocate onto the Airfield to more suitable premises.

One major employer in the locality have made a firm commitment to relocating onto the Airfield and this company presently employ some 120 personnel.

However, due to their operational requirements as is the case with many industrial businesses today there is a necessity for 24 hour production.

Condition No.7 previously imposed on this application however restricts the operations of machinery to between the hours of 7.00 a.m. and 6.00 p.m. on Mondays to Fridays inclusive and 7.00 a.m. and 1.00 p.m. on Saturdays with no Sunday or Bank Holiday working. This condition was imposed to protect the amenities of nearby residential properties which must be an important consideration in view of the nature of any industrial development involved.

However, consideration must be given to modern day operational requirements and, requests are continually made for 24 hour production. If the Council is to adapt to and promote industrial development in the District then there must be a more flexible approach to these operational requirements, within the constraints of amenity and effect on adjoining development.

an issue which I consider to be involved is how these operational
ments can be catered for having regard to amenity and I do not
that restricting the operation of machinery to specific periods
achieves this.

potential problem is noise emission and this can be controlled by
Conditions and Environmental Health involvement.

Recently planning permission was granted by the Committee to allow Tarmac
Topblock to operate on a 24 hour basis on land to the North of the Airfield
with a condition imposed concerning noise emission and I consider this method
of control to be appropriate for this particular area.

REPRESENTATIONS PREVIOUSLY RECEIVED

WEST SUSSEX COUNTY COUNCIL

Strategic objections in view of land release not in accordance with the
provisions of the County Structure Plan.

CLIMPING PARISH COUNCIL

Object on grounds of inadequate highway infrastructure, use of agricultural
land, effect on visual amenity and effect on nearby residents in Horsemere
Green Lane, also that conditions imposed with regard to local firm occupation
only, are not realistic or enforceable.

OTHERS

Two other letters of objection were received relating to the effect on
tourism, whether there is a need for industrial development, inappropriate
rural location and effect on amenity.

CONCLUSION

I consider that by imposing a condition relating to the control of noise
emission from any industrial unit to be erected on this land fully takes into
consideration and overcomes any of the representations received and, in fact,
controls the effect on residential amenity to a greater degree. This can be
achieved whilst still taking into consideration operational requirements of
modern businesses.

RECOMMENDATION

It is therefore recommended that Condition No.7 imposed on planning
application CM/5/86 i.e.

No machinery shall be operated on the premises except between the hours of:-

"7.00 a.m. and 6.00 p.m. on Mondays and Fridays inclusive, 7.00 a.m. and
1.00 p.m. on Saturdays, not at any time on Sundays or Public Holidays."

be substituted by the following Condition:-

If as a result of the operations arising from the development hereby approved
there is an increase in the average hourly Leq or an increase in the back -
ground noise level (as measured by the L90 criteria), there shall be submitte
to and approved by the Local Planning Authority a sound attenuation scheme.
All measurements to be made from nearby sensitive dwellings at 1 metre from
their respective facades.

The main issue which I consider to be involved is how these operational requirements can be catered for having regard to amenity and I do not consider that restricting the operation of machinery to specific periods necessarily achieves this.

The main potential problem is noise emission and this can be controlled by Planning Conditions and Environmental Health involvement.

Recently planning permission was granted by the Committee to allow Tarmac Topblock to operate on a 24 hour basis on land to the North of the Airfield with a condition imposed concerning noise emission and I consider this method of control to be appropriate for this particular area.

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CONCLUSION

I consider that by imposing a condition relating to the control of noise emission from any industrial unit to be erected on this land fully takes into consideration and overcomes any of the representations received and, in fact, controls the effect on residential amenity to a greater degree. This can be achieved whilst still taking into consideration operational requirements of modern businesses.

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The main issue which I consider to be involved is how these operational requirements can be catered for having regard to amenity and I do not consider that restricting the operation of machinery to specific periods necessarily achieves this.

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APPENDIX C

TOWN AND COUNTRY PLANNING ACT 1990

F/39/89

Approval of reserved matters following Outline Application
CM/5/86 for warehouses and offices for European Stationers
Ltd.

Block X
Rudford Industrial Estate
Ford Airfield
Ford Nr Arundel West Sussex

Approval of reserved matters following outline approval under CM/0005/86

In pursuance of their powers under this Act and related Orders and Regulations
the Council Approve The Reserved Matters of the development to be carried out in
accordance with the application and plan and subject to compliance with the
conditions specified.

TO: John Colley Associates
Bramley
West Street
Sompting
Lancing West Sussex

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

22nd January 1990

F/39/89 Approval of reserved matters following Outline Application
CM/5/86 for warehouses and offices for European Stationers
Ltd.

Block X
Rudford Industrial Estate
Ford Airfield
Ford Nr Arundel West Sussex

CONDITION 1 : The building shall not be occupied until the parking spaces
and turning facilities shown on the submitted plans have been provided and
constructed. The areas of land so provided shall not thereafter be used for any
purpose other than the parking and turning of vehicles.

REASON : To ensure that adequate and satisfactory provision is made for
the accommodation of vehicles clear of the highways.

CONDITION 2 : No development shall be carried out unless and until a schedule
of materials and finishes and samples of such materials and finishes to be used
for the external walls and roof of the proposed building have been submitted
to and approved by the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development
in detail in the interests of amenity by endeavouring to achieve a building of
visual quality.

CONDITION 3 : This permission relates to the substitute block plan submitted on
27th December 1988 and not to the block plan originally submitted.

REASON : For the avoidance of doubt.