Form Ref. No. 948004

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No A/0603/8
Date Received
Fee 378 8 JAN 2008
Rem. List

Applicant's Details

Title		Address	RUSTINGTON HOUSE
Forenames			Worthing Road
Surname or Company/ Organisation	Vanstian Limited		Rustington
			LITTLEHAMPTON
			West Sussex
Telephone	01903 777777	Postcode	BN16 3PS
Email	roger.elkins@hargreaves.co.uk		

Do you have an agent? Yes

Agent's Details

Title		Address	RUSTINGTON HOUSE
Forenames			Worthing Road
Surname	HARGREAVES MANAGEMENT LIMITED		Rustington
			LITTLEHAMPTON
Telephone	[redacted]		West Sussex
Email Address	[redacted]uk	Postcode	BN16 3PS

Application Type

(a) Full planning permission (including changes of use) YES .

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

BLOCK A, DOLPHIN ROAD / EVERSHED WAY,
SHOREHAM-BY-SEA, WEST SUSSEX

Does the applicant own or control any adjoining land? Yes

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.25

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development: PROPOSED B1, B2, B8 AND TRADE COUNTER SCHEME FOR BLOCK A, DOLPHIN ROAD, SHOREHAM

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) Yes

(ii) Alteration or extension of building(s) Yes

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: OPEN STORAGE

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? TO SOAKAWAYS

(ii) How will foul sewage be disposed of? EXISTING FOUL MAIN (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

Details of Proposal

Is the proposal related to an existing use on or near the site? No

If 'Yes', please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)		1016	1016
Other Use 2 (please specify)			
TOTALS		1016	1016

Other Uses 1 or *Comments/Information*

Details of Staff	Office		Industrial		Other	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**		NOT	KNOWN.			
(ii) **How many new staff will be employed on the site as a result of the development?**			11			
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***			".			

*and details of the premises affected.

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
PLANS & ELEVATIONS	180/999/A110A	
SITE PLAN	180/999/SK06D	1:500
LOCATION PLAN	180/999/L02	1:2500

Fees

If a fee is submitted, please give the amount £3,710.00 Calculated Fee £3,975.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: .....

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

~~Do you agree to these statements?~~ ~~Yes~~

OR

[redacted] given requisite notice to every person other than [redacted] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements? [redacted]

Signed: [redacted] Date: 15TH JAN 08

On behalf of: HARRIDGE CONSTRUCTION

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

SEE SITE PLAN.

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles NOT KNOWN.

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse? NOT KNOWN.

What is the volume of any trade effluents or trade refuse? N/A

and the proposed means of disposal of any trade effluents or trade refuse? N/A

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

DESIGN ACCESS STATEMENT
BLOCK A, EVERSHED WAY,
DOLPHIN ROAD, SHOREHAM-BY-SEA, WEST SUSSEX

This Design Access Statement has been prepared in order to summarise and explain the proposals to support the full planning application and to demonstrate the suitability of this development.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWC/0033/08
18 JAN 2008

1. **The Process**

Block A is located in the south-east corner of an already developed commercial site known as Dolphin Enterprise Centre and concludes development on this estate. In considering the design process, this building follows the design principles that have already been established on this site.

2. **Use**

The proposed use for this building is categorised as B1, B2, B8 and Trade Counter Use and accords with that which has already been approved on adjacent buildings.

3. **Amount**

It is proposed that this unit will offer the opportunity of being divisible into four units of approximately 240 m2 which we feel meets the demand of small businesses in the area and you will see from the site plan that the density matches that of the adjacent development and the road access provides good servicing to these units.

4. **Layout**

Block A is located with its rear wall adjacent to the eastern boundary of the site with parking and access fronting the western and southern elevations of this unit giving access for commercial deliveries through the main loading doors and the necessary parking and disabled spaces adjacent to the front entrances of the building. This unit is well served off the eastern side of the existing access road, Evershed Way, that runs north off of Dolphin Road. The layout makes efficient use of space which is adaptable to Tenant's needs and is set back from Dolphin Road to allow parking and servicing similar to that of adjacent developments.

5. **Scale**

The scale of the buildings follows that which has already been approved with adequate space between adjacent industrial units so that the building sits comfortably on the site, set back from the south and west boundary with a part windows and brick façade with larger commercial loading doors to each unit.

6. **Landscaping**

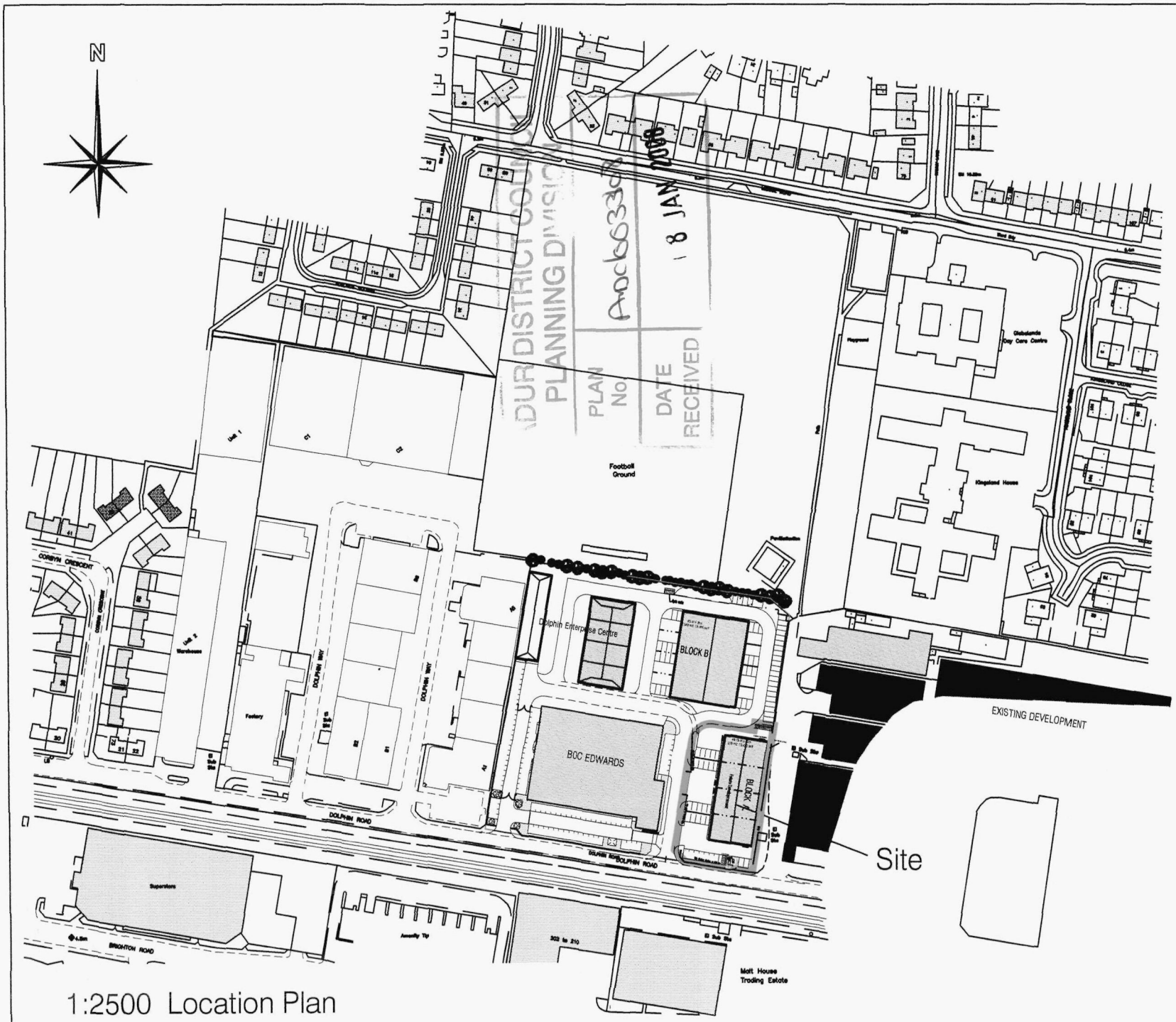
In this commercial location there is little opportunity for viable commercial landscaping, however, it is proposed that on the south elevation there is an opportunity for landscaping, particularly around the areas south of the parking bays and adjacent to the cycle parking and already established pumping facility. This boundary will defined by a low brick wall which accords with the established principles along Dolphin Road and is considered acceptable.

7. **Appearance**

Block A will use similar materials to that which has already been used on adjacent Block B and C on this development. These are Wards Insulated Panels with contrasting trims to the upper level with generally small scale windows below in a brick façade all as indicated on the detailed elevations.

8. **Access**

Good access is afforded to this site within this commercial environment . Access is via an adopted highway, Dolphin Road into Evershed Way which is a private estate road which will give access to the frontage of Block A. Access roads, forecourts, doorways and entrances will all be in accordance with Part M of the Building Regulations and disabled toilet facilities will be provided within the buildings. The site is already in an area largely occupied by industrial premises and the existing bus route is located some 330 yards to the west in Eastern Avenue.



1:2500 Location Plan

REV	DESCRIPTION	DATE
	REVISION	

job no.	drawing no.	rev.
180 999	L02	

scale	drawn by	date
1.2500	S.Walker	02.08.05

CAD File: v:\Shoreham\Eversheds\Lease Plans\Location plans 2

Dolphin Road/Eversheds Way
Shoreham-By-Sea
Sussex

LOCATION PLAN 2005

Hargreaves

Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS
Tel No: (01903) 777777 Fax No: (01903) 777700

V:\Shoreham\Eversheds\Eversheds Way\Lease Plans\180 999 Location Plan 2005 2.dwg, Model, 15/01/2008 15:58:06, A4, 1:2500

Dolphin Enterprise Centre
(Extent Of Units Completed)

BOC EDWARDS

BLOCK B

40 m x 31m
1240 m2 13,350 sq ft

BLOCK A.

48.75 m x 20 m
975 m2 10,495 sq ft

Future Development

Cycle racks

11875

56

45

A1

Optional Loading Door

New Boundary Fence

Vis 2.4m x 18 m

Vis 2.4m x 27 m

Vis Splay 2.4m x 90 m

5 No Cycles

El Sub Sta

El Sub Sta

DOLPHIN ROAD

N

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/06/0330/08
DATE RECEIVED 18 JAN 2008

REV	DESCRIPTION	DATE
D.	Boundary to the north of unit A now includes the 12 Cycle Parking area.	24/05/05
C.	Cycle Parking Added re Adur letter 18/08/04	23/08/04
B.	Visibility Splays Extended & Swept Paths Added	13/07/04
A.	Visibility Splays Added & Additional Cycle Spaces	24.06.04

REVISION

job no.	drawing no.	rev.
180 999	SK 06	D.

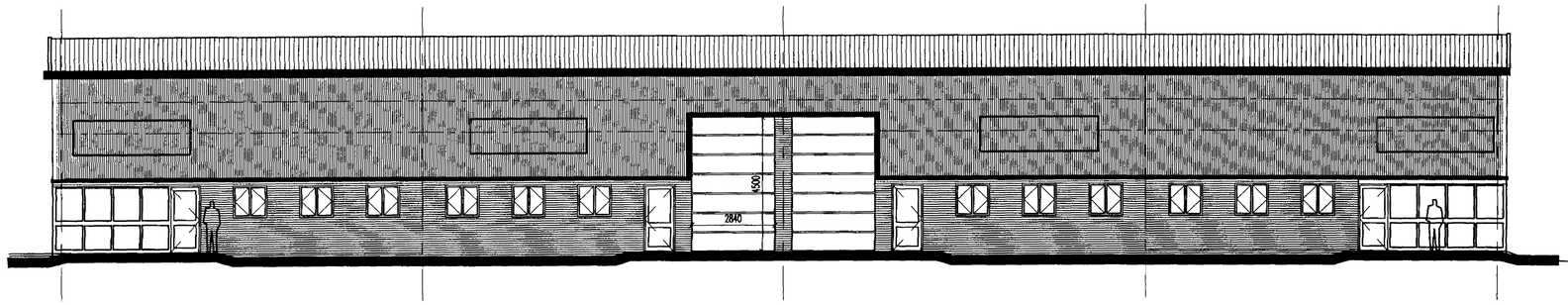
scale	drawn by	date
1:500	RE	18/05/04

CAD File: SHOREHAM\EVERSHEDS\SCHEMES

Dolphin Road / Eversheds Way
Shoreham-By-Sea
Sussex
Proposed B1, B2, B8 &
Trade Counter Scheme
BLOCK A SITE PLAN

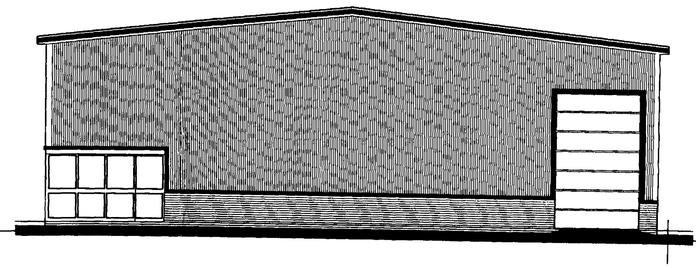
Hargreaves
Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS
Tel No: (01903) 777777 Fax No: (01903) 777700

V:\Shoreham\Eversheds\Eversheds Way\Planning\180 999 SK06D.dwg, Model, 15/01/2008 15:57:12, ISO A3 - 297 x 420 mm. (landscape), 1:500



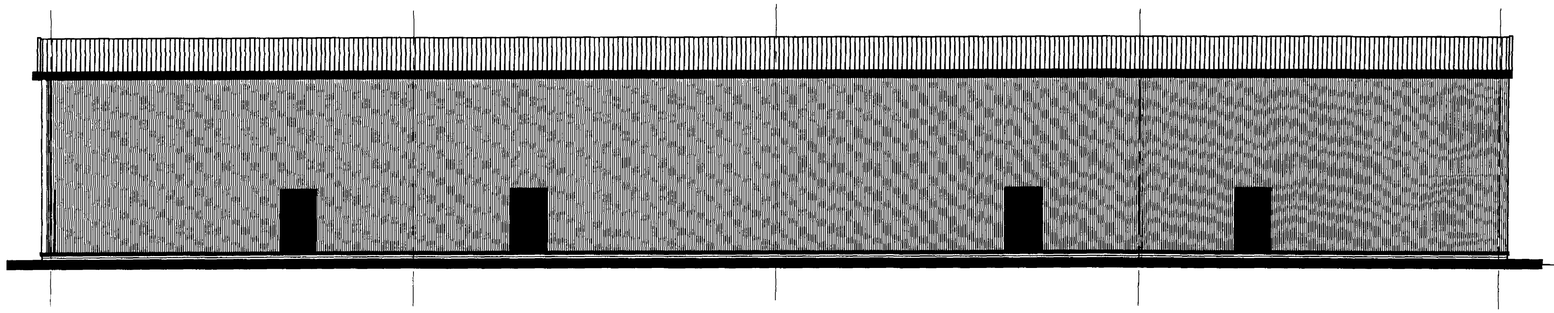
FRONT ELEVATION

SCALE 1:100



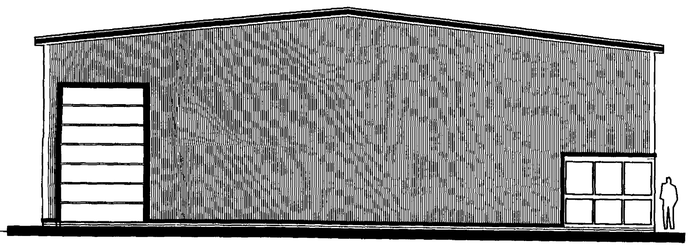
SOUTH ELEVATION

SCALE 1:100



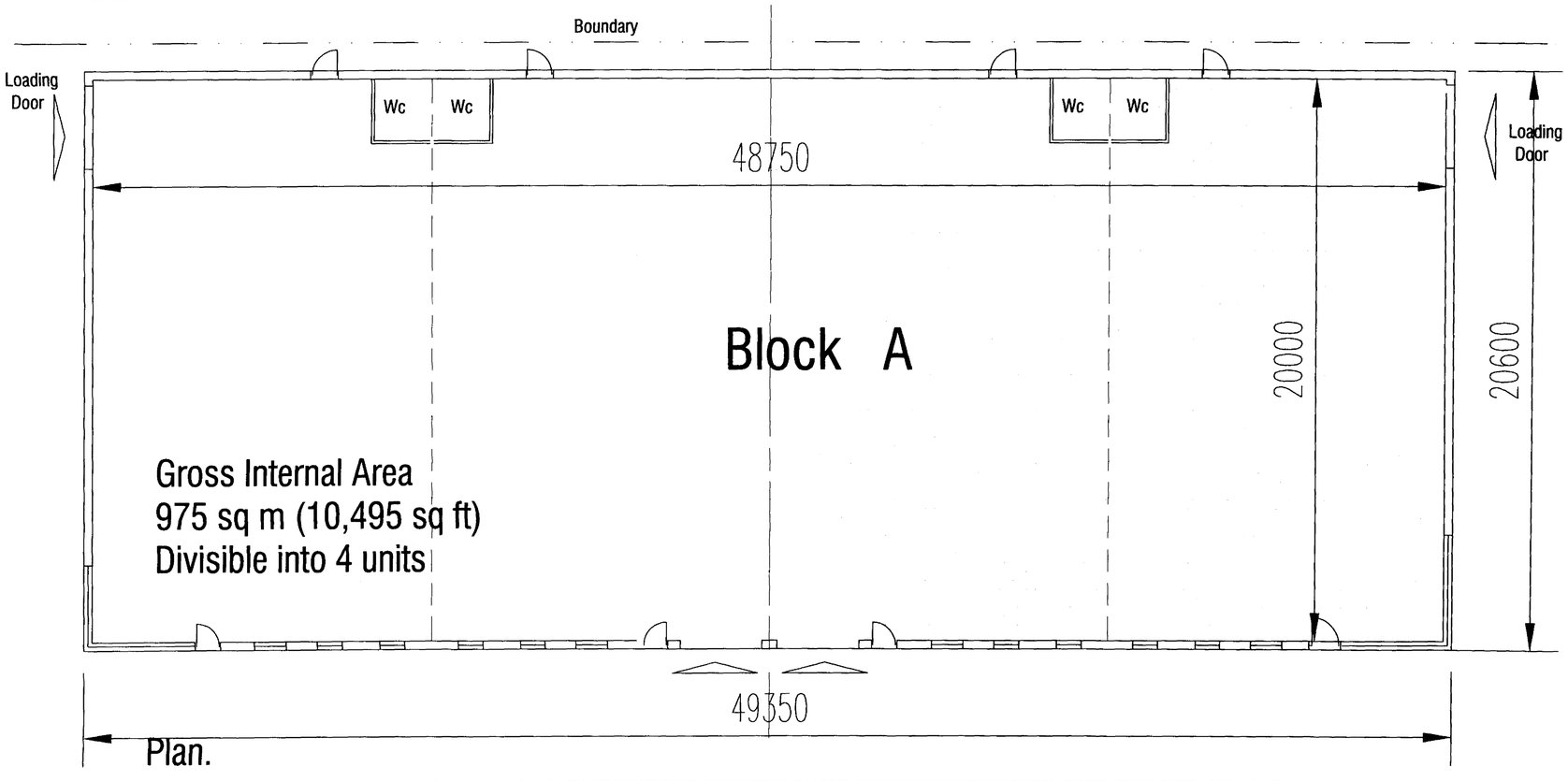
REAR ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



Plan.

REV	DESCRIPTION	DATE
A.	Elevations Updated To Clients Requirements	15.01.08

REVISION

job no.	drawing no.	rev.
180 999	A 110	A

scale	drawn by	date
1:100/50@A1	RE.	Jan 08

CAD File:

BLOCK A
Evershed Way
Dolphin Road
Shoreham-By-Sea

ELEVATION AND PLAN

18 JAN 2008

Hargreaves

Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS
Tel No: (01903) 777777 Fax No: (01903) 777700