Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

Application for approval of details reserved by condition.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

'ublication of applications on planning authority websites

'lease note that the information provided on this application form and in supporting documents may be published on the uthority's website. If you require any further clarification, please contact the Authority's planning department.

lease complete using block capitals and black ink.
: is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mrs
First name:	Charlotte
Last name:	Larco
Company (optional):	
Unit:	
House number:	43
House suffix:	A
House name:	
Address 1:	Mercers Road
Address 2:	
Address 3:	
Town:	London
County:	London
Country:	UK
Postcode:	N19 4PP

2. Agent Name and Address

Title:	Mrs
First name:	Charlotte
Last name:	Larco
Company (optional):	
Unit:	
House number:	43
House suffix:	A
House name:	
Address 1:	Mercers Road
Address 2:	
Address 3:	
Town:	London
County:	London
Country:	UK
Postcode:	N19 4PP

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	
House number:	
House suffix:	
House name:	Overstrand
Address 1:	Shopsdam Road
Address 2:	
Address 3:	
Town:	Lancing
County:	West Sussex
Postcode (optional):	BN15 8ES

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

FOUR-BEDROOM DETACHED DWELLING HOUSE (WITH ROOF TERRACE, REAR BALCONY AND 2 NO.COVERED PARKING SPACES AT FRONT) ON SOUTH PART OF GARDEN OF 'OVERSTRAND'

Reference number: Date of decision: (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1.	Condition 4 (1117-PA-201)	6.	
2.	Condition 5	7.	
3.	Condition 9 (1117-PA-100)	8.	
4.	Condition 13	9.	
5.		10.	

Has the development already started? ☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? ☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

5. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Drawings: 1117/PA/100, 1117 BA Plan, Wheel vehicle cleaning statement, Site Investigation Report

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition? ☐ Yes ☒ No

If Yes, please indicate which part of the condition your application relates to:

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☒

Please note that only soft copies have been issued

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant: [redacted]

Or signed - Agent:

Date (DD/MM/YYYY): 15/12/2011 (date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): [redacted]

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

TERRATEC SERVICES Ltd

CONSULTING CIVIL, STRUCTURAL AND GEOTECHNICAL ENGINEERS

DIRECTOR
F.S.KEFFORD
C.ENG. MCIHT. MICE
[CIVIL & MUNICIPAL]

ASSOCISTE
D.THORPE

PHONE & FAX

01273 517020

Home Lodge, Piddinghoe Mead, Lewes Road, Newhaven, East Sussex, BN9 9RN
Reg. No. 5225378 **Vat No. 945 6866 69**

Mr. A. Beck,
C/O Urban View Ltd.,
Studio 1,
48 Osmond Road,
HOVE,
East Sussex,
BN3 1TD.

14 July 2010.

FSK/KLT/3374.

Dear Mr. Beck,

RE: GEOTECHNICAL SURVEY REPORT FOR SITE AT SHOPSDAM ROAD, LANCING, EAST SUSSEX.

As instructed we visited the above site and conducted a geotechnical survey, and we report below our findings and conclusions:-

THE SITE.

* The records of The British Geological Survey indicate that the site is founded on The Alluvium over Storm Beach Depoists over Undivided Upper & Middle Chalk.

* It is proposed to demolish a large house called Overstrand and build 4no houses.

* The proposals are shown on the attached drawing (TT/3374/1).

THE FIELDWORK & THE TESTING.

* In order to investigate the subsoil we sank 3no boreholes in the approximate locations shown on the attached drawing.

* Subsoil samples were recovered from the boreholes and they were sealed in plastic bags for later examination and testing.

* We also recovered 4no shallow samples for contamination testing, and the results will be reported later with a Walk Over and Desk Top Study and full contamination report.

* We measured the insitu shear strength of the subsoil using a dynamic penetrometer. The results are given on the borehole logs.

* We undertook a BRE.151 type soakage tests in all of the boreholes. The extrapolated results are given on the appropriate borehole logs.

* All subsoil samples were tested for moisture content, and selected samples were tested for index and particle grading properties as appropriate, and sulphate content and pH.

THE FINDINGS.

* All of the boreholes encountered very similar subsoil conditions consisting of a loose clayey silt down to between 1.80m and 2.50m deep. Below this we encountered the very dense Storm Beach Sand and Gravel.

* The moisture content results were found to be quite normal for the types of subsoil found in this type of location.

* The sulphate test results were fairly low, and the pH results were slightly alkaline.

* We did not find any groundwater seepages during our fieldwork. It should be noted, however, that this situation could well change at other times. The ground level of the site is only about 4m above mean sea level.

* The soakage tests gave extrapolated result times between 57 and 89 minutes.

* The index test results show that the overlying Alluvium will have a very low susceptibility to volume change with change in moisture content.

* The grading tests on The Storm Beach Deposits show that this material will have a zero susceptibility to moisture loss shrinkage.

DISCUSSION.

* Trench fill foundations are not recommended for this site as the excavation will need to extend to The Storm Beach Deposits and the overlying Alluvium will not be stable at these depths.

* Reinforced raft foundations are also not recommended due to the elongated shape of the proposed houses.

* Short piles and ground beams are recommended, founded in The Storm beach Deposits. Steel screw piles would be the most economic.

* We would be pleased to give a quotation for the design, supply and installation of screw piles and ground beam reinforcing cages.

* As the clayey silt Alluvium is quite loose we recommend that the ground floors are made of suspended construction.

* Only modest excavations are likely to remain stable in the short term without battering back or temporary support.

* Wet weather will adversely affect the stability of excavations.

* Men should not be sent down unsupported excavations unless the site supervisor considers it safe to do so.

* Map no.5 from BRE.211(2007), indicates that the site is not in an area where radon gas emissions might occur, therefore no basic gas membrane will be required.

* The test results show that no special protection will be needed against sulphatic and /or acidic attack on buried concrete at this site.

* If soakaways are required for the disposal of surface water, we recommend that hollow soakaways are designed using the attached BRE.151 graph (TT/3374/2),and a soakage time 200 minutes. This is equivalent to a BRE.365 infiltration rate of 5.0150^{-6} m/s. Rubble filled soakaways are not recommended as they will have insufficient storage. The soakaways should therefore be hollow, formed of the plastic crate system or concrete soakaway rings. We have assumed that, due to excavation instability, the soakaways can not be taken down as deep as the better draining gravel and sand deposits.

* We did not notice any contamination in the subsoil samples using olfactory and dis-colouration methods. We also did not notice any phytotoxicity at the site.

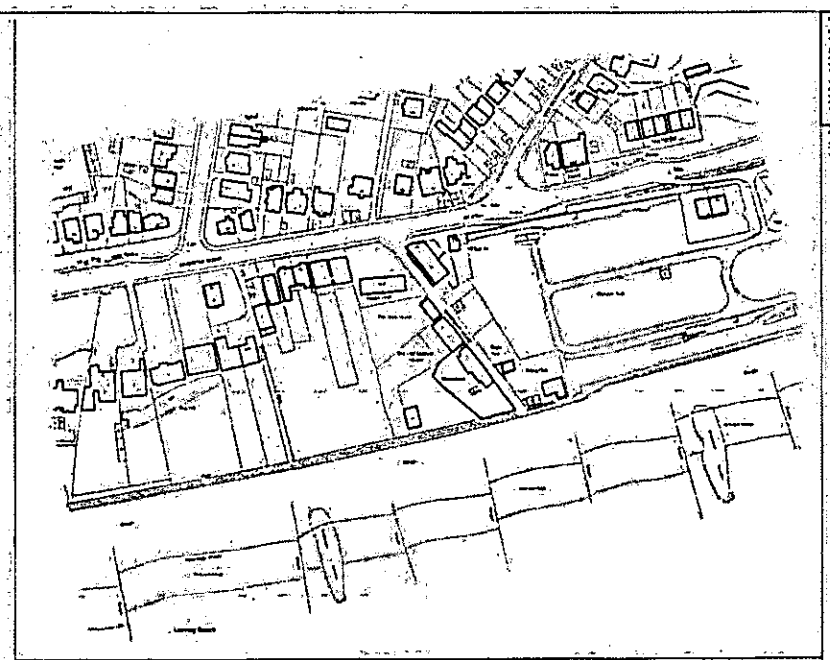
* We will present a Geo-Environmental at a later date once the contamination testing has been completed.

If you have any questions, please contact me.

Yours sincerely,

[redacted]

FRANK S. KEFFORD, C.Eng.



OS BLOCK PLAN, 1:1250 @ A1, 1:2500 @ A3

BRIGHTON ROAD

SHOREHAM ROAD

THE BOAT HOUSE

CARAVAN PARK

SAILING CLUB

NORTH

1

2

3

T.T/3374 Reduced Scale.
Borehole Locations.

NOTE:

URBAN VIEW
ARCHITECTURE

OVERSTRAND,
SHOREHAM ROAD,
LANCING

PLANNING:
EXISTING SITE
SURVEY AND
OS BLOCK PLAN.

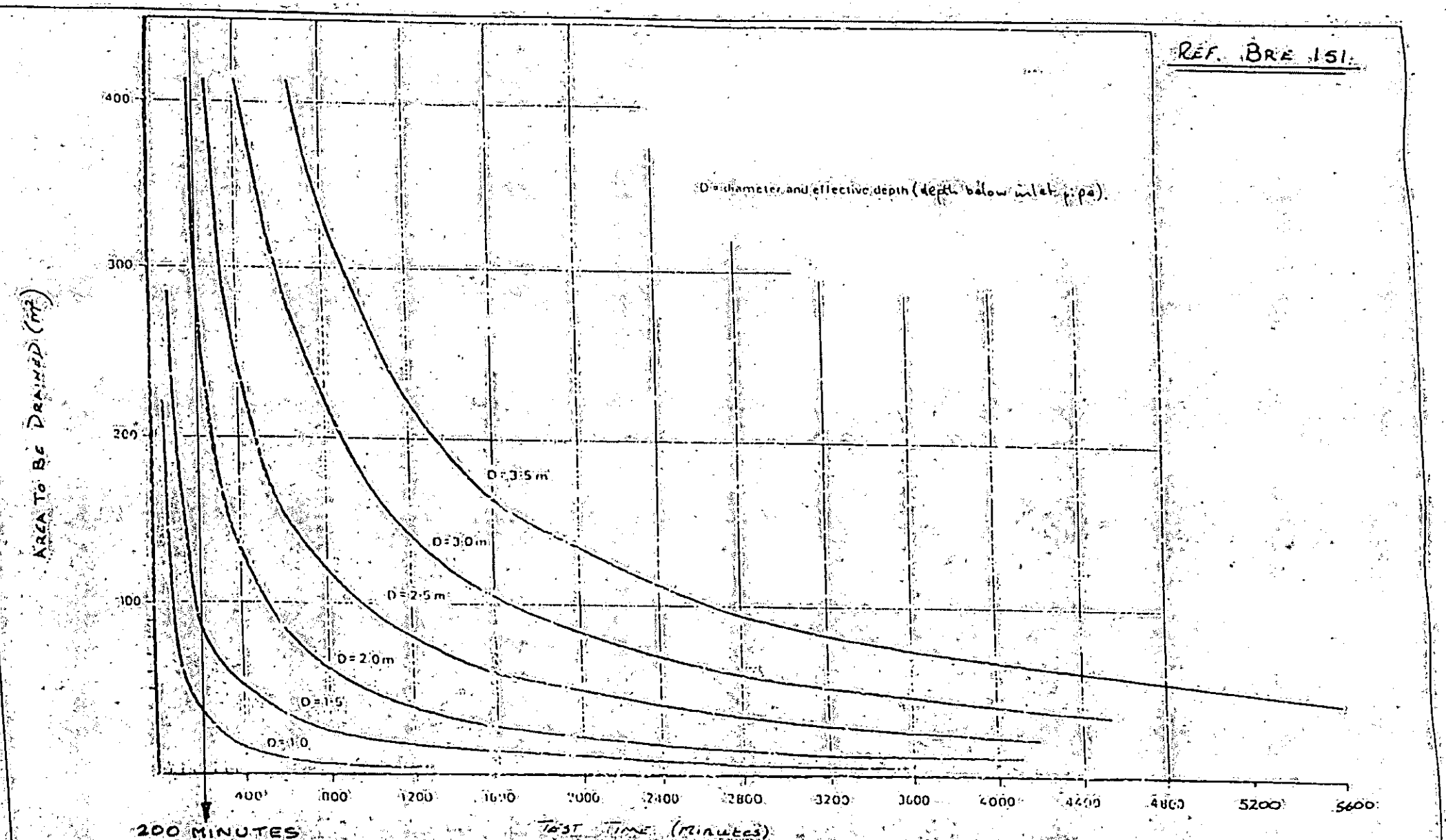
AS SHOWN @ A1

1:1250

1117-P-201

EXISTING SURVEY, 1:250 @ A1, 1:500 @ A3 (CHECK SCALE BAR)

REF. BRE 151.



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CONSULTING CIVIL, STRUCTURAL AND GEOTECHNICAL ENGINEERS

F.S.KETTORD
C.ENG. MIHT. MICE
D.J.THORPE
ASSOCIATE
MOBILE: 07808 061800

CLIENT: MR. A. BECK.

DRAWING NUMBER: TT/3374/2

TITLE: SHOPSDAM ROAD, LANCING.
GRAPH TO DETERMINE SIZE OF SOAKAWAY FROM PERMEABILITY TEST TIME OF DRAINED AREA.

DATE: JULY 2010

SCALE: N.T.S

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01273 517020
Home Lodge, Piddinghoe Mead, Lewes Road, Newhaven, East Sussex BN9 9RN

BOREHOLE RECORD
TERRATEC SERVICES Consulting Civil, Structural and Geotechnical Engineers

SCHEME SHOPSDAM ROAD LANCING.
CLIENT MR. A. BECK.

BOREHOLE 1
Grid Ref
Sheet 1 of 1

SAMPLING				STRATA					PROPERTIES			
Depth	Type	No	Rec	Depth	Level	Thickness	Legend	Description	γb Mg/m³	m/c %	'N'	cu KN/m²
				0.00		0.20		TOPSOIL.				
				0.20								
0.70	M	1									150/17	
1.00	M	2						Loose clayey SILT with rounded flint gravel widely dispersed.		21.62	150/23	
	B	3				2.30						
1.50	M	4								22.76	150/25	
	B	5										
2.00	M	6								21.89	150/27	
	B	7										
				2.50								
2.60	M	8								10.76	30/50	
	B	9										
3.00	M	10						Very dense rounded FLINT GRAVEL.		11.70	40/50	
	B	11				1.50						
3.50	M	12									30/50	
4.00	M	13		4.00							15/50	
							EOBH.					

DRILLING

Type	From	To	Size	Drill Fluid
MACK. PROBE	0	4.00	55	None

GROUNDWATER

Struck	Behaviour	Sealed	Date	Time	Depth Hole	Depth Casing	Depth Water
No	HOLE DRY	No					

REMARKS BRE.151 TYPE SOAKAGE TEST TIME = 57 MINUTES.

Start Date 09-07-10
Finish Date 09-07-10
Logged by F.S.K.

BOREHOLE RECORD
TERRATEC SERVICES Consulting Civil, Structural and Geotechnical Engineers

SCHEME SHOPSDAM ROAD LANCING.
CLIENT MR. A. BECK.

BOREHOLE 2
Grid Ref :
Sheet 1 of 1

SAMPLING				STRATA					PROPERTIES			
Depth	Type	No	Rec	Depth	Level	Thickness	Legend	Description	γb Mg/m³	m/c %	'N'	cu KN/m²
				0.00		0.20		TOPSOIL.				
				0.20								
						1.60		Loose clayey SILT with rounded flint gravel widely dispersed.				
1.00	M	1								22.31	1/25	
	B	2										
1.50	M	3								22.51	1/28	
	B	4										
				1.80								
1.90	M	5								11.29	15/60	
	B	6										
2.40	M	T						Very dense rounded FLINT GRAVEL.				
	B	8				1.50				10.84	30/50	
2.90	M	9									30/50	
3.30	M	10		3.30								
								EOBH			20/50	

DRILLING

Type	From	To	Size	Drill Fluid
MACK. PROBE	0.	3.30	55	None

GROUNDWATER

Struck	Behaviour	Sealed	Date	Time	Depth Hole	Depth Casing	Depth Water
No	HOLE DRY	No					

REMARKS BRE 151 TYPE SOAKAGE TEST TIME = 62 MINUTES.

Start Date 09-07-10
Finish Date 09-07-10
Logged by F.S.K.

BOREHOLE RECORD
TERRATEC SERVICES — Consulting Civil, Structural and Geotechnical Engineers

SCHEME SHOPSDAM ROAD LANCING.
CLIENT MR. A. BECK.

BOREHOLE 3
Grid Ref
Sheet 1 of 1

SAMPLING				STRATA					PROPERTIES			
Depth	Type	No	Rec	Depth	Level	Thickness	Legend	Description	γb Mg/m³	m/c %	'N'	cu KN/m²
				0.00		0.20		TOPSOIL.				
				0.20				Loose clayey SILT with rounded flint gravel widely dispersed.				
1.00	M	1				1.80				22.28	150/18	
	B	2										
1.50	M	3								21.82	150/23	
	B	4										
				2.00								
2.10	M	5						Very dense course SAND with some rounded FLINT GRAVEL.		14.73	50/50	
	B	6										
2.50	M	7										
	B	8				1.50				14.33	30/50	
3.00	M	9									30/50	
3.50	M	10		3.50							25/50	
							EOBH					

DRILLING

Type	From	To	Size	Drill Fluid
MACK. PROBE	0	3.50	55	NONE

GROUNDWATER

Struck	Behaviour	Sealed	Date	Time	Depth Hole	Depth Casing	Depth Water
NO	HOLE DRY	NO					

REMARKS BRE.151 TYPE SOAKAGE TEST TIME - 59 MINUTES.

Start Date 09-07-10
Finish Date 09-07-10
Logged by F.S.K.

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Consulting Civil, Structural and Geotechnical Engineers

SITE SPOPSDAM ROAD, LANCING. CLIENT MR. A. BECK.

DATE JULY 2010

SUMMARY OF LABORATORY TEST RESULTS

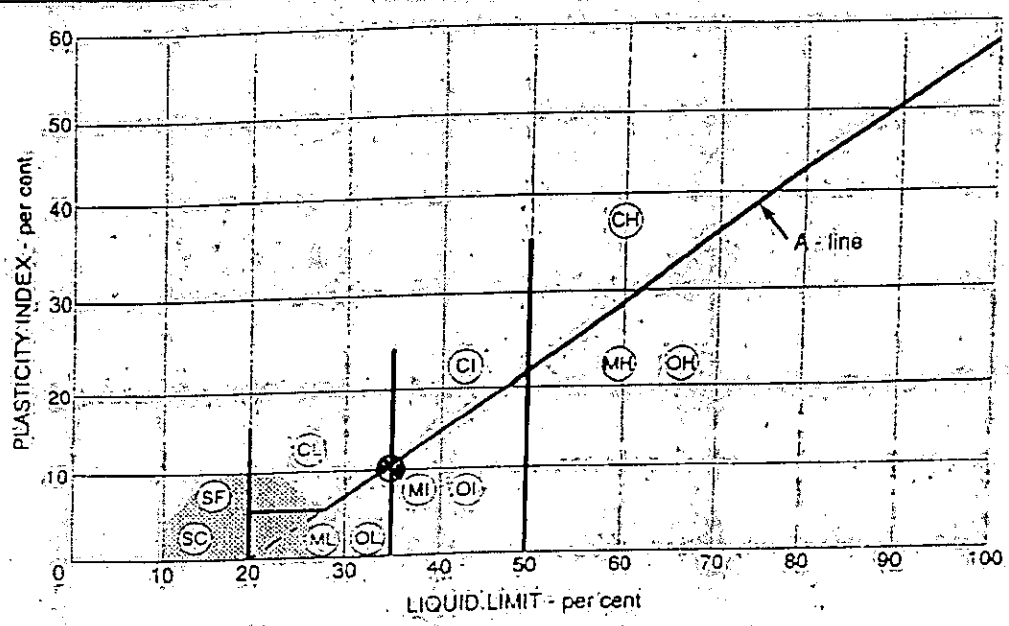
GENERAL SOIL TESTS

REF 3374.

Borehole /Sample	Depth	Moisture Content	Liquid Limit	Plastic Limit	Plasticity Index	Light, Heavy, Vibrating Compaction			C.B.R. Test				Vane Test	Chemical		Organic Content	Specific Gravity	Description of Sample
						Bulk Density	Optimum m/c	Max Dry Density	Bulk Density	Optimum m/c	Dry Density	C.B.R. Value INSITU		PH Value	SO_3			
	m	%	%	%	%	Mg/m^3	%		Mg/m^3	%	Mg/m^3	%	kN/m^2			%	Gs	
113	1·00	21·62	35	25	10									7·4	0·18			Clayey SILT
115	1·50	22·76	34	26	8									7·5	0·13			" "
117	2·00	21·89																" "
119	2·60	10·76																GRAVEL
1111	3·00	11·70																" "
212	1·00	22·31	32	25	7									7·5	0·16			
214	1·50	22·51																
216	1·90	11·24																
218	2·40	10·84																
312	1·00	22·28	34	26	8									7·3	0·19			Clayey SILT
314	1·50	21·82																" "
316	2·10	14·77																SAND
318	2·50	14·33																" "

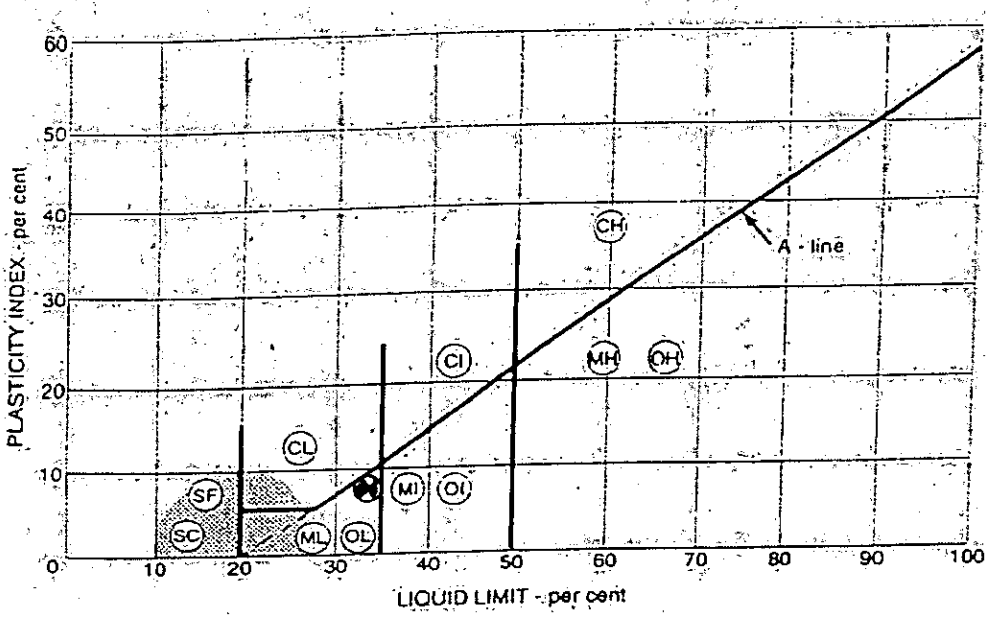
REMARKS:

F.S. Keffel



SAMPLE: BH. 1/3

DESCRIPTION Clayey SILT.



SAMPLE: BH. 1/5

DESCRIPTION Clayey SILT.

MAIN SOIL TYPE		PREFIX
Coarse-grained soils	gravel	G
	sand	S
Fine-grained soils	silt	M
	clay	C
	organic silts and clays	O
Fibrous soils	peat	Pt

CLIENT MR. A. BECK.	DATE JULY 2010	REF: 3374
SITE SPOPSDAM ROAD, LANCING.	CLASSIFICATION TESTS TO BS. 1377	© F.S.K. COPYRIGHT

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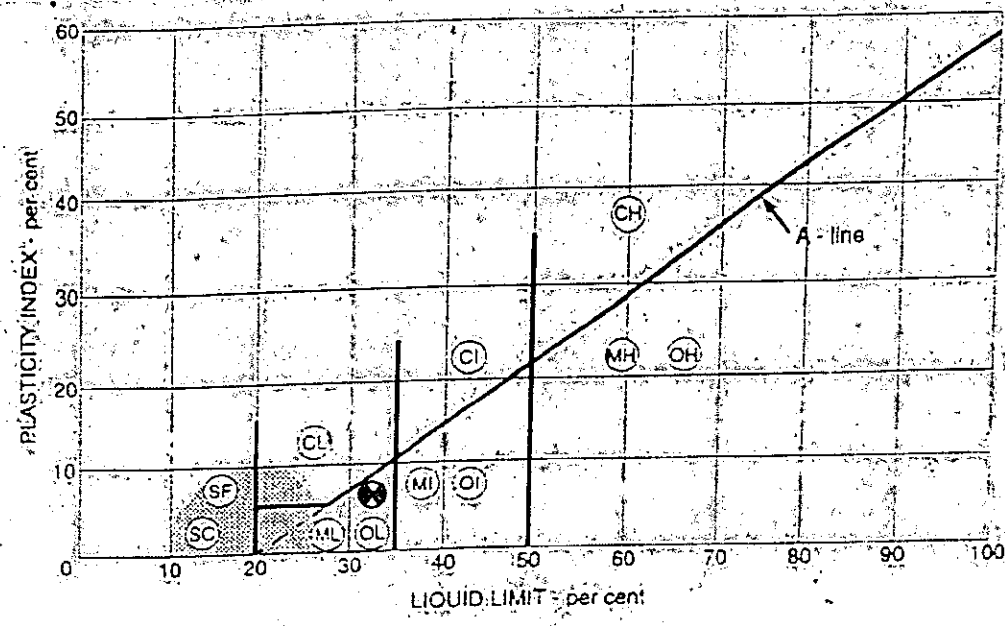
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F.S.KEFFORD
C.ENG. MIHT. MICE
[CIVIL & MUNICIPAL]

D.J.THORPE
ASSOCIATE

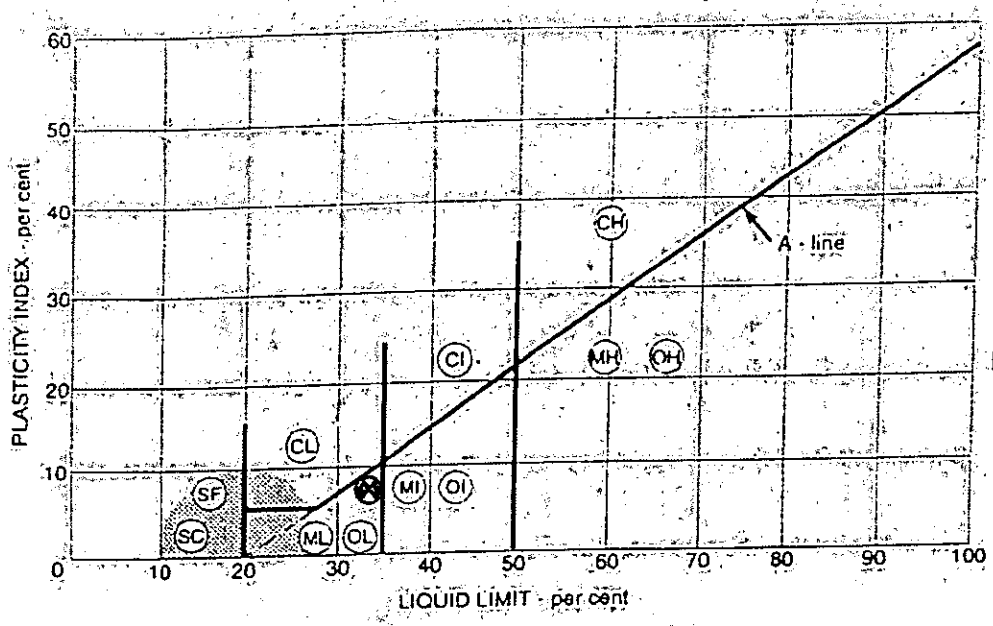
PHONE & FAX
01273 517020

HOME LODGE, PIDDINGHOE MEAD, LEWES ROAD, NEWHAVEN, EAST SUSSEX, BN9 9RN



SAMPLE: BH. 2/2

DESCRIPTION Clayey SILT.



SAMPLE: BH. 3/2

DESCRIPTION Clayey SILT.

MAIN SOIL TYPE		PREFIX
Coarse-grained soils	gravel	G
	sand	S
Fine-grained soils	silt	M
	clay	C
	organic silts and clays	O
Fibrous soils	peat	Pt

CLIENT MR. A. BECK.	DATE JULY 2010	REF: 3374
SITE SPOPSDAM ROAD, LANCING.	CLASSIFICATION TESTS TO BS. 1377.	© FSK. COPYRIGHT

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HOME LODGE, PIDDINGHOE MEAD, LEWES ROAD, NEWHAVEN, EAST SUSSEX, BN9 9RN

TERRATEC SERVICES

Consulting Civil, Structural
and Geotechnical Engineers

F. S. Kefford
CEng. MIHT. MICE(civil and municipal).

Mobile
0860-678648

PHONE & FAX
01273 517020

VAT Number: 475 6107 35

- PARTICLE SIZE DISTRIBUTION -

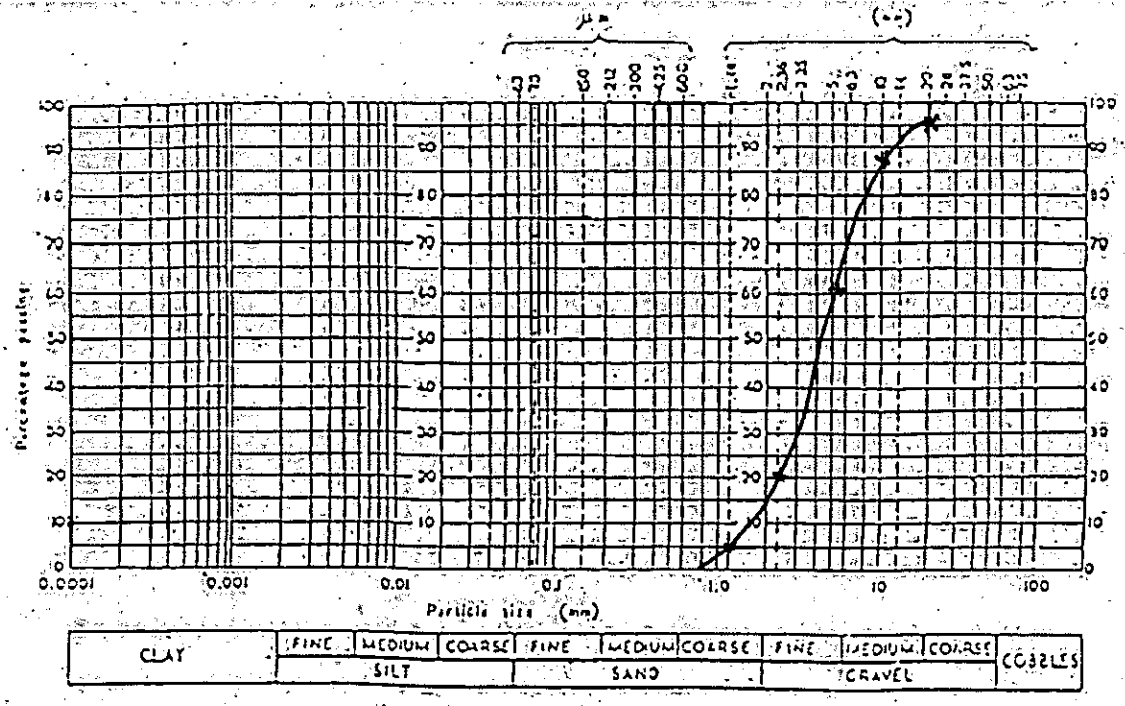
SITE: SPOPSDAM ROAD, LANCING.

SAMPLE: BH. 1/ 9 & 11

OPERATOR: MLB Date: JULY 2010 Signed: FSKeff

SIEVE SIZE	WT. PASSING	% PASSING	SPECIFICATION	REMARKS
20.00mm.		95.1		
10.00mm.		87.0		
5.00mm.		60.3		
2.36mm.		20.2		WELL GRADED
1.18mm.		5.0		GRAVEL
600µm.		0		
300µm.		0		
150µm.		0		
75µm.		0		
0.01mm SILT		0		
0.001mm CLAY		0		

Grading Graph



TERRATEC SERVICES

Consulting Civil, Structural
and Geotechnical Engineers

F. S. Kefford
CEng, MIHT, MICE(civil and municipal).

Mobile
0860-678648

PHONE & FAX
01273 517020

VAT Number 475 6107 35

PARTICLE SIZE DISTRIBUTION

SITE: SPOPSDAM ROAD, LANCING.

SAMPLE: BH 3/6 & 8

OPERATOR: MLB Date: JULY 2010 Signed: FS Kefford

SIEVE SIZE	WT PASSING	% PASSING	SPECIFICATION	REMARKS
20.00mm.		20.0		
10.00 mm.		98.8		
5.00 mm.		95.0		
2.36 mm.		77.4		COARSE SAND
1.18 mm.		45.0		WITH SOME
600 µm.		19.0		GRAVEL.
300 µm.		9.8		
150 µm.		5.0		
75 µm.		0.9		
0.01 mm SILT		0		
0.001 mm CLAY		0		

Grading Graph

