Form Ref. No. 970658

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. A0c1005408
Date Received 28 JAN 2008
Fee 530
Rem. List

Applicant's Details

Title		Address	95 SOUTH STREET
Forenames			
Surname or Company/ Organisation	HAMILTON INVESTMENTS LTD		LANCING
			WEST SUSSEX
Telephone	[redacted]	Postcode	BN 15. 8AP
Email			

Do you have an agent? Yes

Agent's Details

Title	Mr	Address	19 DERWENT DRIVE
Forenames	GORDON F		GORING-BY-SEA
Surname	DIXON		
			WORTHING
Telephone	01903 - 503546		WEST SUSSEX
Email Address	gordonfdixon@aol.com	Postcode	BN 12 6LA

Application Type

(a) Full planning permission (including changes of use) ☐

(b) Outline planning permission YES

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

LAND NORTH OF 'ST. PETERS PLACE'
WESTERN ROAD
LANCING
WEST SUSSEX
BN158SB

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) 0.20 HECTARES

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. 15

Description of proposed development: REMOVAL OF EXISTING GARAGES AND CONCRETE ; ERECTION OF THREE STOREY BLOCK OF FIFTEEN FLATS , PLUS EXTENDED ACCESS ROAD ; NEW PARKING ; AMENITY SPACE / LANDSCAPING

(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) No

(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: PART GARAGES , PART CARAVAN SALES ETC

If vacant, the last use: N /A

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? Yes 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? SUSTAINABLE DRAINAGE SYSTEM + SOAKAWAYS

(ii) How will foul sewage be disposed of? TO SEWER VIA EXISTING DRAIN SYSTEM (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.

N / APPLICABLE

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)			
Other Use 2 (please specify)			
TOTALS			

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**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected. N / APPLICABLE

Premises Details

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

Type of Business: N / APPLICABLE

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?

N / APPLICABLE

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:

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse? NORMAL WHEELY BINS

What is the volume of any trade effluents or trade refuse? NORMAL DOMESTIC WASTE

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

Will the proposed use involve the use or storage of any hazardous substances? NO

If 'Yes', please indicate:

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
ONE DRAWING COVERS ALL DETAILS + LOC ' PLAN + PHOTOS	SPP/1 - SPP/2 - PHOTOS x 3	1/1250 - 1/200 - 1/500
INCLUDED ARE FLOOR PLAN / SECTIONS / ELEVATIONS ;		
LOCATION PLAN / BLOCK PLAN / SITE-LAYOUT PLAN		
TH: E SHEETS OF PHOTOGRAPHS ATTACHED —		
LOCATION PLAN IDENTIFYING POINTS RAISED		
IN DESIGN & ACCESS STATEMENT		

Fees

If a fee is submitted, please give the amount £530-00 Calculated Fee

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

Signed: [redacted] ON BEHALF OF HAMILTON INVESTMENTS LTD

On behalf of: (Insert applicant's name if signed by agent) GORDON. F. DIXON

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

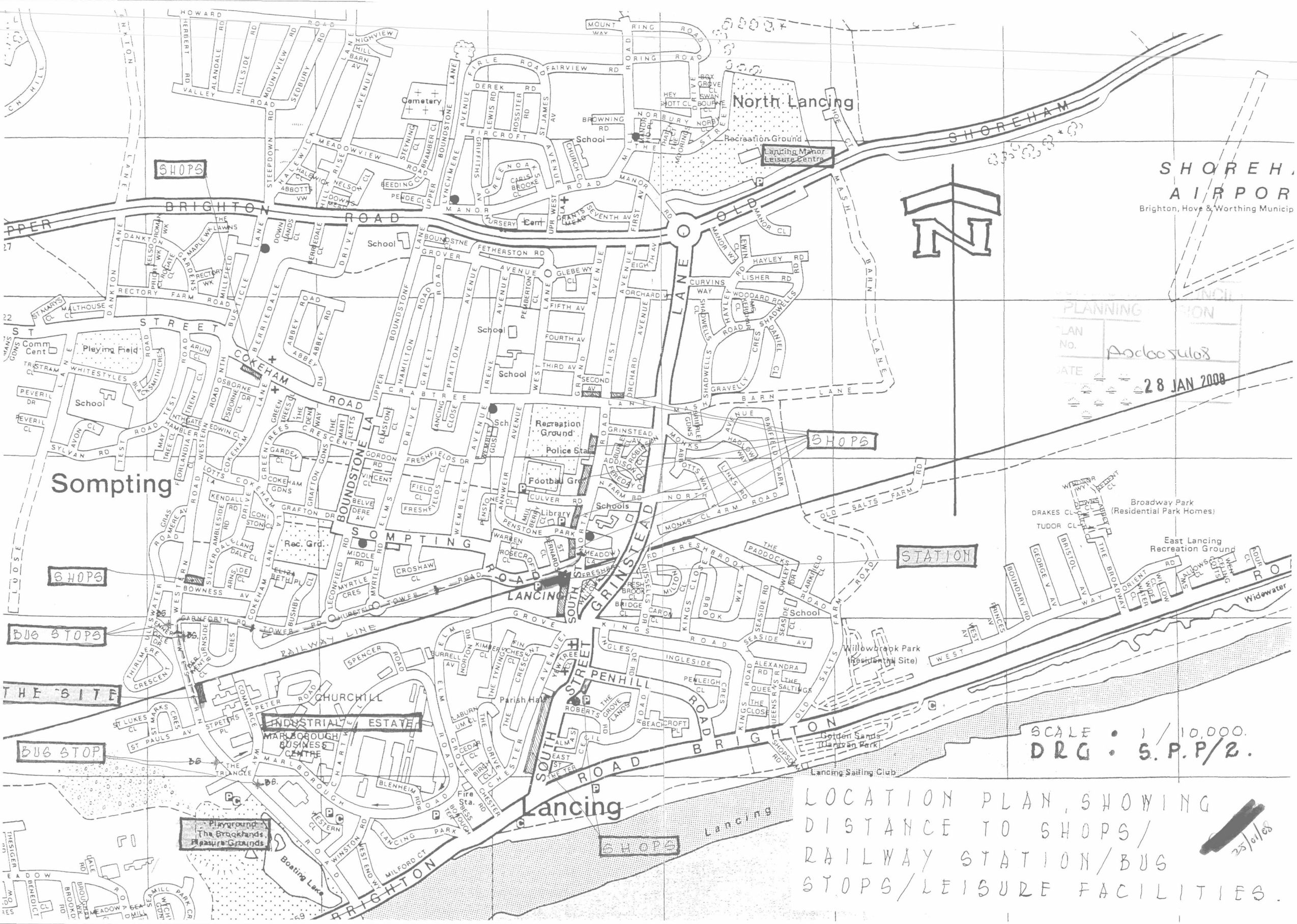
[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

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

Do you agree to these statements?

Signed: [redacted] Date: 25. JANUARY 2008

On behalf of: HAMILTON INVESTMENTS LTD


North Lancing
Recreation Ground
Lancing Manor Leisure Centre
SHOREHAM
SHOREHAM AIRPORT
Brighton, Hove & Worthing Municip
BRIGHTON ROAD
UPPER
OLD MANOR LANE
COKEHAM ROAD
SOMPTING ROAD
BOUNDSTONE LA
GRINSTEAD
SOUTH STREET
PENHILL ROAD
BRIGHTON ROAD
Sompting
Lancing
SHOPS
STATION
BUS STOPS
THE SITE
BUS STOP
Playing Field
School
Cemetery
Recreation Ground
Police Sta
Football Grd
Library
Schools
Rec. Grd.
Parish Hall
Fire Sta.
CHURCHILL INDUSTRIAL ESTATE
MARLBOROUGH BUSINESS CENTRE
Playground The Brooklands Pleasure Grounds
Boating Lake
Willowbrook Park (Residential Site)
Golden Sands (Caravan Park)
Lancing Sailing Club
Broadway Park (Residential Park Homes)
East Lancing Recreation Ground
Widewater
RAILWAY LINE
PLANNING
PLAN No. A0d0054108
DATE 28 JAN 2008
SCALE : 1/10,000.
DRG : S.P.P/2.
LOCATION PLAN, SHOWING DISTANCE TO SHOPS/ RAILWAY STATION/BUS STOPS/LEISURE FACILITIES.
25/01/08

DESIGN & ACCESS STATEMENT FOR NEW THREE STOREY BLOCK OF FLATS ; NORTH OF "ST . PETERS PLACE" , WESTERN ROAD , SOMPTING WEST SUSSEX .

FOR - HAMILTON INVESTMENTS LTD .

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0054/08
DATE RECEIVED 18 JAN 2008

THE SITE

THE APPLICATION SITE IS SITUATED ON THE EAST SIDE OF WESTERN ROAD , IMMEDIATELY SOUTH OF THE RAILWAY LINE , BEING SOME 1350 METRES FROM LANCING RAILWAY STATION & THE NORTH ROAD SHOPPING AREA.

AT PRESENT THE SITE IS COVERED OVER WITH CONCRETE USED FOR PARKING / ACCESS FOR CARAVANS AND TO A NUMBER OF BRICK BUILT GARAGES THEREON , PLUS THE 'CARAVAN SALES / REPAIR BUSINESS AT THE NORTHERN END , ADJOINING THE RAILWAY LINE ,

THE SITE IS SET WITHIN AN AREA DESIGNATED FOR RESIDENTIAL USE , IN BOTH THE WEST SUSSEX COUNTY COUNCIL 'STRUCTURE PLAN' and THE ADUR DISTRICT COUNCIL 'LOCAL PLAN' .
THE SITE IS BOUNDED BY THE MAIN COAST RAILWAY LINE TO THE NORTH , WHICH IS IN A PARTIAL CUTTING .
A BLOCK OF EXISTING (15 No.) THREE STOREY FLATS 'ST. PETERS PLACE' , TO THE SOUTH , BUILT IN 1960 .
ON THE EAST THERE ARE SOME FACTORY BUILDINGS FORMING PART OF THE 'CHURCHILL INDUSTRIAL ESTATE' .
TO THE WEST [FRONT] IS WESTERN ROAD a grade III road , WHICH LINKS THE A27 TO THE NORTH WITH THE A259 MAIN COAST ROAD TO THE SOUTH AND WHICH RISES FROM SOUTH TO NORTH .
ON THE OPPOSITE SIDE OF WESTERN ROAD ARE RESIDENTIAL PROPERTIES {BUNGALOWS} , WHICH ARE SITUATED BEHIND A FAIRLY DENSE SCREEN OF LANDSCAPING .
THERE IS ADEQUATE VISIBILITY AT THE ENTRANCE TO THE SITE , PARTICULARLY TO THE NORTH , ON THE EAST SIDE WHERE THERE IS ONCOMING TRAFFIC FROM THE NORTH , THIS FACT WAS STATED AND ACCEPTED ON THE EARLIER APPLICATION BY THE HIGHWAY'S DEPARTMENT .

PLANNING HISTORY

THIS SITE WAS FIRST DEVELOPED IN 1960 WITH THE EXISTING BLOCK OF FLATS 'ST PETERS COURT' , BEING CONSTRUCTED AND THE REMAINING LAND TO THE NORTH , USED AS A "BUILDERS YARD" FOR QUITE SOME TIME .
FOLLOWED BY ITS CURRENT USE AS "CARAVAN SALES / REPAIRS DEPOT" , WHICH IS STILL BEING CARRIED OUT .
IN MAY 1990 AN OUTLINE APPLICATION WAS SUBMITTED FOR A FOUR STOREY BLOCK OF 15 FLATS [APP. No. S/41/90/TP/OA] , THIS WAS REFUSED AUGUST 1990 . A FURTHER APPLICATION FOR TWELVE FLATS ON THREE STOREY'S , WAS SUBMITTED IN DECEMBER 1990 , AND AGAIN WAS REFUSED IN JANUARY 1991 , FOR SIMILAR REASONS , TO THE EARLIER APPLICATION .

AMOUNT

THE SITE FITS THE DESCRIPTION OF "BROWNFIELD DEVELOPMENT" AS IT IS BUILT ON (PARTIALLY) AND IS WITHIN A BUILT UP AREA , ALSO IS ALLOCATED FOR RESIDENTIAL USE IN ALL DEVELOPMENT PLANS , AND AS SUCH MUST THEREFORE BE ACCEPTABLE 'IN PRINCIPLE' FOR DEVELOPMENT .
THE PROPOSED APPLICATION IS FOR 15 FLATS ON THREE STOREY'S , TOGETHER WITH SIXTEEN PARKING SPACES , PLUS AMENITY AREA'S AROUND THE BUILDING .
THE DENSITY IS VIRTUALLY THE SAME AS FOR THE EXISTING BLOCK OF FLATS ,(AREA OF EXISTING FLATS IS 0.20 HECTARE – including surrounding access roads - THIS IS VIRTUALLY THE SAME AREA AS FOR THE PROPOSED BLOCK (where the same access roads are to be used , over which vehicles and people must pass , to gain access to the new flats / parking). AS THERE ARE EXISTING THREE STOREY FLATS IMMEDIATELY ADJOINING TO THE SOUTH , IT WOULD SEEM COMPLETELY REASONABLE AND TOTALLY COMPLIMENTARY FOR FURTHER THREE STOREY FLATS TO BE CONSTRUCTED ON THIS REMAINING LAND . A LARGER AMOUNT OF AMENITY SPACE / LANDSCAPING IS PROVIDE ON THE PROPOSED SCHEME , THAN WHICH EXISTS ON THE EXISTING ST. PETERS PLACE SCHEME .

LAYOUT

THERE IS REALLY ONLY ONE WAY THE BUILDING CAN BE PLACED ON THIS SITE , WHICH ALLOWS FOR THE BEST OUTLOOK TO THE WEST AND SOUTH , AS WELL AS MINIMIZING ANY OVERLOOKING BETWEEN THE EXISTING AND PROPOSED FLATS , AND ALSO MAXIMIZES THE AMOUNT OF AMENITY SPACE AVAILABLE .
THE EXISTING ACCESS ROAD SYSTEM IS TO BE FULLY UTILIZED AND EXTENDED , AS REQUIRED , TO SERVE THE NEW FLATS .
THE LAND IN GENERAL IS BASICALLY LEVEL , ALBEIT SITUATED AT A LOWER LEVEL THAN WESTERN ROAD [AS IS RISES TO CROSS OVER THE RAILWAY LINE] .

THIS WILL GREATLY EASE REQUIREMENTS FOR ANY RAMPS FOR WHEEL CHAIR BOUND PEOPLE , ONLY THE IMMEDIATE ACCESS TO THE FRONT ENTRANCE OF THE NEW BUILDING WOULD REQUIRE A RAMP , PLUS OF COURSE DROPPED KERBS BETWEEN ROADS – PATHS , WHICH WILL BE PROVIDED .

STANDARD AND HEAT SENSITIVE LIGHT FITTINGS WILL BE INCORPORATED INTERNALLY AND EXTERNALLY , TOGETHER WITH A SECURITY ACCESS SYSTEM BEING FITTED TO THE FRONT ENTRANCE DOOR – al these ITEMS to be detailed as / when a 'detailed application is submitted . THUS THE PROPOSED DEVELOPMENT WILL OFFER AN EASILY ACCESSIBLE , SAFE AND SECURE ENVIRONMENT FOR ALL USERS.

REFUSE COLLECTION HAS BEEN ACCOMMODATED BY THE PROVISION OF ONE LARGE ENCLOSED REFUSE STORE AREA , SITUATED AT THE JUNCTION OF THE EXISTING – NEW ACCESS ROADS , THUS AVOIDING THE COLLECTION VEHICLES HAVING TO REVERSE WITHIN THIS SITE , THUS AVOIDING A POTENTIAL HAZARD TO ALL USERS OF THE FLATS .

SCALE

THE HEIGHT / LENGTH / AND WIDTH OF THE NEW BUILDING ARE ALL INDICATED ON THE "SITE PLAN" AND WILL / CAN ONLY CHANGE MARGINALLY , AS / WHEN A FULL - DETAILED APPLICATION IS SUBMITTED .
THE DIMENSIONS – SIZES SHOWN WERE ARRIVED AT , TO COMPLIMENT AND FIT IN WITH THE EXISTING FLATS ON THE SITE . AS INDEED WERE THE EXTERNAL MATERIALS , AGAIN CHOSEN TO COMPLIMENT WHILST AT THE SAME TIME ESTABLISHING AN INDIVIDUAL CHARACTER FOR THE NEW BUILD .

THE ENTRANCE TO THE NEW BLOCK WAS PLACED CENTRAL TO THE FRONT ELEVATION , WITH A MONO PITCHED ROOF OVER THIS AREA , TO OFFER PROTECTION FOR ALL USERS , FROM ANY INCLEMENT WEATHER , WHILST GAINING ACCESS INTO THE PREMISES , THE ENTRANCE AREA WILL BE VERY WELL ILLUMINATED , AGAIN FOR EASE OF USE AND SAFETY OF USERS .

LANDSCAPING

PLEASE REFER TO SITE / LAYOUT PLAN , WHERE LANDSCAPING PROPOSALS ARE INDICATED , HOWEVER ACTUAL PLANT SPECIES HAVE NOT BEEN SPECIFIED , THIS BEING LEFT FOR INCLUSION AS – WHEN A FULL DETAILED APPLICATION IS LODGED .
THE NEW EXTENDED ACCESS ROAD IS TO BE FORMED AS A HARD / WEARING SURFACE – (concrete or tarmacadam) , WITH APPROPRIATE DRAINAGE FACILITIES FORMED .
ALL NEW PARKING BAYS TOGETHER WITH TURNING – ACCESS AREA'S TO BE FORMED WITH A PERMEABLE / POROUS MATERIAL - EITHER OPEN CONCRETE BLOCKS WITH GRASS SOWN IN GAPS or A SYSTEM OF POROUS PAVIERS [OBTAINED FROM A SPECIALIST MANUFACTURER] , ALL TO BE LAID OVER A SUB LAYER OF CRUSHED STONE / SKELPINGS . THIS SYSTEM WILL ALLOW ANY EXCESS WATER TO DRAIN SLOWLY THROUGH THE UPPER AND SUB BASE LAYER'S INTO 'AGRICULTURAL TYPE DRAINS RUNS' , LINKED TO SOAKAWAY'S , DESIGNED TO ACCOMMODATE THE RUN OFF FROM THESE AREA'S , THUS PREVENTING ANY FLOODING TAKING PLACE .
ALL NEW PATHWAY'S TO BE FORMED WITH MATERIALS OFFERING A CONTRAST IN COLOUR & SURFACE TO ROAD MATERIALS , ENABLING ALL USERS TO EASILY DISTINGUISH BETWEEN PEDESTRIAN AND VEHICULAR AREA'S .

AS CAN BE SEEN ON THE SITE / LAYOUT PLAN , IT IS INTENDED TO ERECT A 1800 mm HIGH CLOSE BOARDED FENCE ALONG THE BOUNDARIES TO THE EAST AND NORTH , TOGETHER WITH SIMILAR SCREENING TO THE NEW PARKING AREA'S .

IT IS ALSO PROPOSED THAT TWO PASSING AREA'S / LAYBY'S BE PROVIDED OUTSIDE THE NEW FLATS , HOWEVER THIS LAND [BANKING] IS UNDER THE OWNERSHIP OF WEST SUSSEX COUNTY COUNCIL , WHOSE PERMISSION IS BEING SOUGHT FOR THE PROVISION OF SAME . OBVIOUSLY RETAINING WALLS ARE PRESENT ON SITE , SOME 450 mm HIGH , THESE WILL NEED TO BE EXTENDED – RAISED TO FACILITATE THE PASSING BAYS CONSTRUCTION , ALL TO BE PROVIDED SUBJECT TO AGREEMENT BEING REACHED WITH W.S.C.C.
IT IS FURTHER PROPOSED TO SEEK THE PERMISSION OF W.S.C.C. , TO CLEAR UP THE WHOLE EMBANKMENT , AND IF FOUND ACCEPTABLE TO PROVIDE ADDITIONAL LANDSCAPING ALONG THIS EMBANKMENT , FOR THE BENEFIT OF THE FLAT OWNERS AND INDEED PEOPLE / VEHICLES USING THIS ROAD AND PASSING BY THIS SITE .

APPEARANCE

THIS ASPECT HAS BEEN COVERED UNDER THE HEADING "SCALE" , AND DOES NOT REQUIRE FURTHER INFORMATION AT THIS OUTLINE STAGE .

ASSESSMENT

*AS STATED PREVIOUSLY THE SITE LIES WITHIN A 'BUILT UP AREA' AND IS CLASSIFIED FOR RESIDENTIAL USE . THE SITE IS COLOURED RED ON THE ATTACHED LOCATION PLAN - **DRG No. SPP / 2** : SCALE 1/ 10000 - THERE IS A BUS ROUTE ON WESTERN ROAD , WITH BUS STOPS WITHIN 150 METRES , TO THE NORTH AND SOUTH OF THE SITE ; COLOURED BLUE ON **DRG SPP / 2 .***

*LANCING RAILWAY STATION IS SOME 1300 METRES TO THE EAST OF THE SITE , WITH EASY PEDESTRIAN and VEHICULAR ROUTES TO SAME : STATION COLOURED PURPLE ON **DRG SPP / 2***
*THERE IS A VARIETY OF SHOPPING AREA'S SHOWN , ALL WITHIN A REASONABLE DISTANCE ; THE MAIN "NORTH ROAD" SHOPPING PARADE" IS AGAIN SOME 1300 METRES FROM THE SITE : SHOPPING COLOURED YELLOW ON **DRG SPP / 2 .***
THERE ARE MORE THAN AMPLE RECREATION FACILITIES WITHIN EASY REACH OF THIS SITE ; PARTICULARLY THE 'BROOKLANDS RECREATION AREA' , WHICH IS ONLY 5-600 METRES TO THE SOUTH .
*THE 'SOUTH DOWNS' ARE A LITTLE FURTHER , BUT STILL WITHIN REACHABLE DISTANCE [SOME 3500 METRES[TO THE NORTH : BOTH COLOURED GREEN ON **DRG SPP / 2 .***
THE SOUTH COAST BEACH OF LANCING – WORTHING IS ONLY SOME 3000 METRES TO THE SOUTH OF THE SITE , WHICH IS FREE FOR ALL PERSONS TO USE WHENEVER THEY WANT TO .
FINALLY ACCESS TO POTENTIAL EMPLOYMENT IS MORE THAN READILY AVAILABLE ON THE LARGE "CHURCHILL INDUSTRIAL ESTATE" , IMMEDIATELY ADJOINING THE SITE . THIS IS A VERY LARGE COMPLEX WITH AN UNLIMITED AMOUNT AND VARIETY OF OPPORTUNITY FOR EMPLOYMENT .

INVOLVEMENT

DISCUSSIONS HAVE TAKEN PLACE WITH A MEMBER OF THE ADUR DISTRICT COUNCIL PLANNING DEPARTMENT , WHO PASSED ON HIS AND SOME HISTORICAL THOUGHTS / REQUIREMENTS OF LOCAL COUNCILLORS , ALL OF THESE COMMENTS HAVE BEEN INCLUDED WITHIN THE SCHEME AS PRESENTED .

EVALUATION

FROM ALL OF THE INFORMATION OBTAINED AND PROVIDED , IT WOULD APPEAR THAT THIS PROPOSAL MEETS WITH EVERY REQUIREMENT SET OUT BY ALL RELEVANT PLANNING AUTHORITIES AND STATUTES ; INCLUDING DESIGN / LAYOUT / PARKING / TRAVEL / SAFETY AND NEED .
INDEED IT IS STATED IN ADUR LOCAL PLAN THAT THIS FORM OF SMALLER UNITS OF ACCOMMODATION , FOR THE SINGLE / SMALL FAMILIES AND THE ELDERLY ARE REQUIRED / PREFERRED , RATHER THAN THE LARGER MORE EXPENSIVE FORMS OF DEVELOPMENT .
*THIS PROJECT WILL AND DOES INCLUDE FOR ALL TYPES OF USERS , **ABLE BODIED ; AMBULANT DISABLED AND INDEED DISABLED PERSONS OF ALL DESCRIPTIONS** , THE DESIGN **INCORPORATES / ALLOWS FOR WHEEL CHAIR USERS** IN THE GROUND FLOOR UNITS .*

DESIGN

PLEASE REFER TO PREVIOUS STATEMENTS SET OUT ABOVE , WHICH CLEARLY INDICATES THAT ALL ASPECTS OF DESIGN HAVE BEEN TAKEN INTO ACCOUNT , AND PROVIDED TO COMPLIMENT THE EXISTING DEVELOPMENT ON THIS SITE , AS WELL AS FITTING IN WITH OTHER RESIDENTIAL DEVELOPMENT IN THE SURROUNDING AREA .

ON THE PREVIOUS APPLICATIONS IN 1990 , CONSIDERABLE COMMENT WAS MADE IN RESPECT OF 'NOISE LEVELS' FROM THE ROAD – RAILWAY AND THE INDUSTRIAL USE ADJOINING THE SITE . IT IS SUGGESTED THAT THESE ITEMS CAN NOW BE CONSIDERED OVERCOMABLE , DUE TO THE IMPROVEMENTS IN TECHNOLOGY FOR WINDOWS , IN THAT , "SOUND PROOF WINDOWS"ARE AVAILABLE NOW , THESE CAN AND WILL BE USED THROUGHOUT THIS DEVELOPMENT .
IF THIS IS NOT CONSIDERED A SUFFICIENT A SUFFICIENT SOLUTION 'DUE TO WINDOWS BEING OPENABLE' , THEN "PASSIVE VENTILATION SYSTEMS" WHICH ARE NOW ALSO AVAILABLE , AND CAN BE USED HERE IF IT IS FELT THAT THIS WILL BE NEEDED , TO SOLVE ANY FORESEEN NOISE PROBLEM .
AS FOR RAILWAY NOISE , I AM GIVEN TO UNDERSTAND THAT PEOPLE WHO LIVE NEAR TO RAILWAY LINES VERY SOON GET USED TO THE NOISE , AND IN FACT HARDLY HEAR IT . IT IS ALSO POINTED OUT THAT A CONSIDERABLE AMOUNT OF NEW DEVELOPMENT , ADJOINING THE COASTAL LINE , HAS TAKEN PLACE BETWEEN WORTHING AND BRIGHTON IN THE RECENT PAST , NOT TO MENTION NEAR THE MAIN LINE UP TO LONDON , THIS CAN BE OBSERVED WHEN TRAVELLING ON THIS LINE AT ANY TIME .

WEST SUSSEX STRUCTURE PLAN

1 **LOC1** ; *THE PLAN WAS ADOPTED IN FEBRUARY 2005 AND IS VALID UNTIL 2016 .*

2 *NE1 ; THE PLAN CLEARLY STATES THAT EACH AUTHORITY 'SHOULD TAKE ACCOUNT OF THE NEED TO MAKE THE BEST USE OF LAND , ESPECIALLY PREVIOUSLY DEVELOPED LAND WITHIN AN EXISTING BUILT-UP AREAS TO MINIMISE THE USE OF"GREENFIELD SITES .*

3 **NE2 -CH1** ; *IT GOES ON FURTHER TO STATE THAT INFILLING / REDEVELOPMENT & CONVERSION* **SHOULD BE PERMITTED** *, PROVIDED THAT IT COMPLIMENTS THE AREA , ENVIRONMENT , RESOURCES AND ASSETS OF THE COUNCIL . ALSO IT ADVOCATES THAT RESIDENTIAL DEVELOPMENT SHOULD BE PERMITTED , PROVIDED THAT THE DWELLINGS ARE OF A SIZE – TYPE & TENURE , SUITED TO THE NEEDS OF LOCAL HOUSEHOLDS , AND ALSO MAINTAINS AND WHERE POSSIBLE ENHANCES THE CHARACTER , DISTINCTIVENESS AND SENSE OF PLACE OF THE SETTLEMENT .*

4 **ERA2** ; *DEVELOPMENT ONLY TO BE PERMITTED IF THE WIDE RANGE OF HABITATS / SPECIES / GEOLOGICAL FEATURES OF THE COUNTY WILL BE PRESERVED AND IF POSSIBLE ENHANCED .*

5 **DEV1** ; *DEVELOPMENT ONLY PERMITTED IF CONSTRUCTION / LAYOUT / SCALE / APPEARANCE AND LANDSCAPING ARE OF HIGH QUALITY , AND TAKE ACCOUNT OF THE NEED TO INTEGRATE – ENHANCE ADJOINING LAND USES , TO CREATE A SAFE AND WELL CARED FOR ENVIRONMENT .*

6 **DEV4** ; *STATES THAT DEVELOPMENT WILL ONLY BE PERMITTED , IF THE TRAVEL NEEDS GENERATED , ARE MET AND IF POSSIBLE REDUCES THE NEED TO TRAVEL , PLUS SAFE CONVENIENT ACCESS AND ENCOURAGES WALKING / CYCLING , AND MINIMISES MOTORISED TRAVEL .*

ALL OF THE ABOVE STATEMENTS ARE MORE THAN CATERED FOR , WITHIN THE PROPOSALS AS NOW SUBMITTED FOR OUTLINE PLANNING PERMISSION , TO ADUR PLANNING DEPARTMENT .

ADUR LOCAL PLAN

1 *THE NEW LOCAL DEVELOPMENT FRAMEWORK DOCUMENT HAS NOT AS YET BEEN ADOPTED , INDEED IS BEING REVISED AT THIS TIME , SO THE 1996 LOCAL PLAN EDITION REMAINS ACTIVE , AND IS BEING USED HERE .*

2 **AG1** ; *OUTLINES THE BUILT-UP AREA BOUNDARIES , WITHIN WHICH , DEVELOPMENT WILL NORMALLY BE PERMITTED .*

3 **AH2** ; *RELEVANT HOUSING POLICIES FOR NEW RESIDENTIAL DEVELOPMENT , BY WAY OF INFILLING & RE-DEVELOPMENT ; CLEARLY STATES THAT THIS TYPE OF DEVELOPMENT WILL BE ACCEPTABLE IN THE BUILT-UP AREA , PROVIDED THE SITE IS NOT ALLOCATED FOR ANY OTHER PURPOSE / USE AND FILLS CERTAIN REQUIREMENTS . WHICH INCLUDES APPEARANCE / CHARACTER / SCALE OF THE DEVELOPMENT AND CREATES A PLEASANT PLACE IN WHICH TO LIVE . THIS SHOULD BE IN KEEPING WITH AND EVEN ENHANCE THE LOCAL ENVIRONMENT , NOT HAVE AN UNNEIGHBOURLY EFFECT ON EXISTING DWELLINGS , INCORPORATE ADEQUATE STANDARDS OF RESIDENTIAL AMENITY , ACCESS ARRANGEMENTS TO PUBLIC HIGHWAY'S , AS WELL AS ACCORDING WITH THE STANDARDS ADOPTED BY THE LOCAL AUTHORITY .*

4 **AT12** ; *REQUIRES THAT DEVELOPMENT BE LOCATED /DESIGNED AND CARRIED OUT SO THAT , ADEQUATE AND SAFE ACCESS TO MAIN ROADS , INCLUDING ALL VEHICULAR TRAFFIC GENERATED , NOT REDUCING OR WORSENING SAFETY FOR ALL TRAFFIC USERS PEDESTRIAN AND VEHICULAR ,PLUS OF COURSE PEOPLE WITH DISABILITIES .*

ALL OF THE ABOVE STATEMENTS ARE MORE THAN CATERED FOR , WITHIN THE PROPOSALS AS NOW SUBMITTED FOR PLANNING PERMISSION .

SUMMARY

WHEN TAKING INTO ACCOUNT THE EXISTING VISUAL APPEARANCE OF THIS SITE FROM WESTERN ROAD , PARTICULARLY ON THE BRIDGE {SEE 20 ATTACHED PHOTOGRAPHS} , IT HAS TO BE SAID THAT THE APPEARANCE THAT IS PRESENTED , IS CERTAINLY NOT VERY PLEASING OR INDEED AESTHETICALLY APPEALING TO THE EYE , TO SAY THE LEAST , NOR INDEED IS IT IN ANY WAY AN ASSET TO THE STREET SCENE , PARTICULARLY WITH THE INDUSTRIAL ESTATE SO EVIDENT .

THE FLATS SATISFY ALL REQUIREMENTS OF STRUCTURE PLANS ; INCLUDING TRAVEL [WALKING – CYCLING ETC.] , THIS TOGETHER WITH THE BUS ROUTE IMMEDIATELY OUTSIDE THE DEVELOPMENT ; PLUS THE NEARNESS OF LANCING RAILWAY STATION [WITHIN WALKING DISTANCE] , ALL OF WHICH MUST CONSIDERABLY REDUCE THE REQUIREMENT FOR ADDITIONAL VEHICULAR MOVEMENTS , FROM THIS SITE .
ACCESS TO RECREATION FACILITIES (SOME NEARER THAN OTHERS) , INCLUDING THE SEA FRONT , ARE ALL WITHIN WALKING DISTANCE .
FINALLY , BUT NOT LEAST , ARE THE MANY OPPORTUNITIES FOR EMPLOYMENT SO CLOSE TO THE DEVELOPMENT , AGAIN WITHIN WALKING DISTANCE , THIS MUST BE OF CONSIDERABLE IMPORTANCE WHEN CONSIDERING THE MERITS OF THIS APPLICATION .

THE EXISTING FLATS WILL BENEFIT FROM THE LOSS OF MOVEMENT OF COMMERCIAL TYPE VEHICLES ENTERING AND LEAVING THE 'CARAVAN SALES / REPAIR DEPOT ' , TOWING CARAVANS . THIS WILL OBVIOUSLY BE REPLACED BY PRIVATE VEHICLES ENTERING – LEAVING THE SITE , BUT HERE THE NOISE LEVELS PLUS THE AMOUNT OF TRAFFIC FLOW , SHOULD BE REDUCED OVERALL .

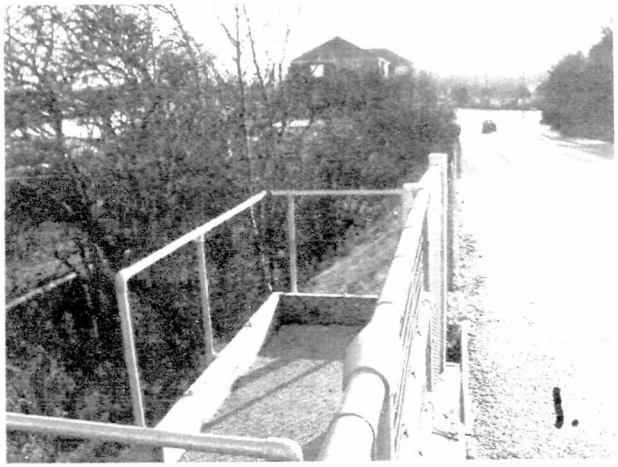
THIS DEVELOPMENT IF ALLOWED , WILL BRING INTO PRODUCTIVE USE AN AREA OF LAND THAT MUST BE CONSIDERED AS UNDER-USED THEREFORE AGAIN FULFILLING THE REQUIREMENTS OF STRUCTURE PLANS IN GENERAL .

THEREFORE IT IS SUGGESTED THAT THE NEW FLATS WHEN BUILT , TOGETHER WITH THE IMPROVED LANDSCAPING AROUND SAME , WILL WHEN BUILT , ONLY CREATE A WELCOMING ENVIRONMENT , WITH A SUPERIOR AND BY FAR A MORE ATTRACTIVE AND APPEALING VISUAL APPEARANCE TO THE OVERALL STREET SCENE ; PLUS THE NEW BUILDING WILL PARTIALLY OBSCURE SOME OF THE EXISTING INDUSTRIAL BUILDINGS TO THE REAR , WHICH MUST BE CONSIDERED AN IMPROVEMENT , AND AS SUCH WILL CREATE A FAR MORE PLEASANT APPEARANCE , TO THE AMENITIES OF THE WHOLE AREA .



GORDON F DIXON

22 JANUARY 2008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COACHWORKS
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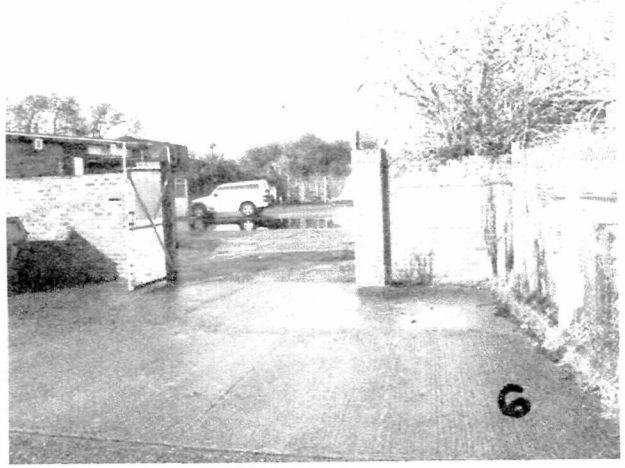
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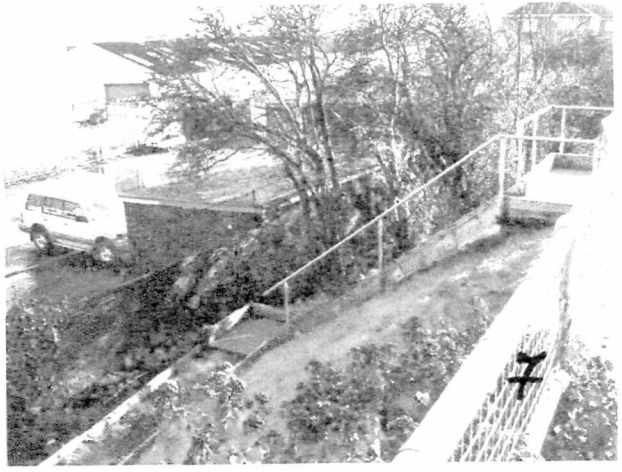
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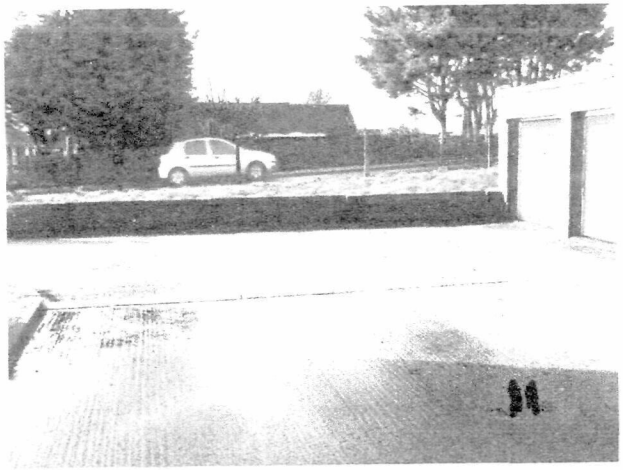
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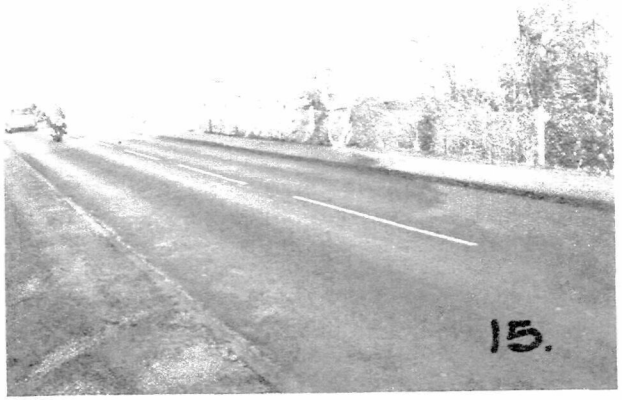
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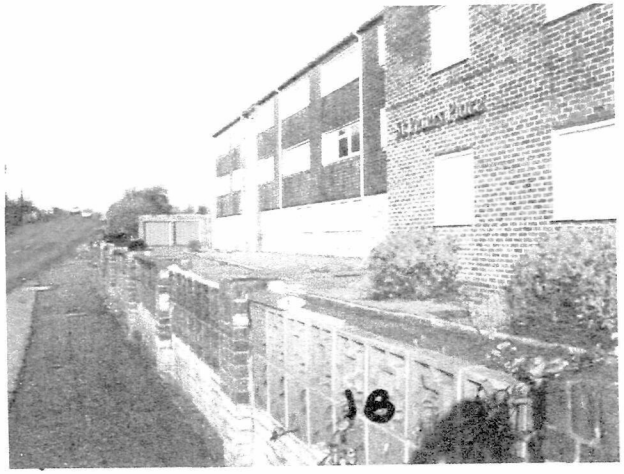
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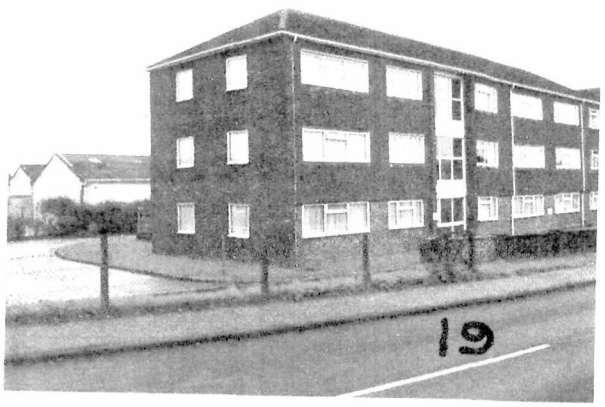
SCHEDULE OF PHOTOGRAPHS

1. VIEW FROM TOP OF BRIDGE (WESTERN ROAD), LOOKING SOUTH.
2. VIEW OF EX! FLATS & ACCESS ROAD, LOOKING NORTH.
3. VIEW FROM EX! FLATS AREA, SHOWING INUSTRIAL PREMISES TO EAST
4. VIEW OF RAILWAY LINE FROM TOP OF BRIDGE, LOOKING EAST.
5. VIEW OF EX! LANDSCAPING TO BANK UP WESTERN ROAD; NORTH.
6. VIEW OF CARAVAN SALES/REPAIR DEPOT AT NORTH OF SITE.
7. VIEW DOWN INTO SITE AS EXISTING, FROM BRIDGE.
8. VIEW OF EX! BANK/LANDSCAPING, LOOKING NORTH
9. VIEW OF FRONT ACCESS ROAD, AS EXISTING, LOOKING NORTH.
10. VIEW OF EX! PARKING AREA, LOOKING NORTH TO CARAVAN SALES.
11. VIEW OF ACCESS ROAD/GARAGES, LOOKING WEST, TO WESTERN ROAD.
12. VIEW ACROSS WESTERN ROAD OF EX! LANDSCAPING, LOOKING EAST.
13. VIEW OF EX! INDUSTRIAL BUILDING BEHIND THE SITE, EAST.
14. VIEW OF EX! REAR ACCESS ROAD & PARKING BAYS, LOOKING SOUTH.
15. VIEW OF WESTERN ROAD, LOOKING NORTH UP THE BRIDGE.
16. VIEW OF FURTHER INDUSTRIAL BUILDINGS & PARKING, TO EAST.
17. VIEW OF GARAGE COMPOUND AS EXISTING, LOOKING WEST.
18. VIEW OF BRIDGE/FRONT ACCESS ROAD/EX! FLATS, LOOKING NORTH.
19. VIEW OF EX! FLATS, "ST. PETERS PLACE", LOOKING SOUTH EAST.
20. VIEW OF EX! FLATS, "ST. PETERS PLACE", LOOKING NORTH EAST.

25/01/05







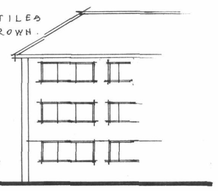
FRONT [WEST] ELEVATION

CONCRETE INTERLOCKING TILES TO ROOF — COLOUR DARK BROWN.

FRESHFIELD LANE STOCK FACING BRICKS.

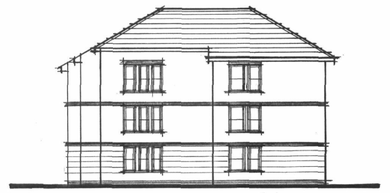
OBSCURED GLAZING TO ALL BALCONY'S.

FAIR FACED BLOCKS, COLOUR WASHED OFF WHITE AND WITH RAKED JOINTS.





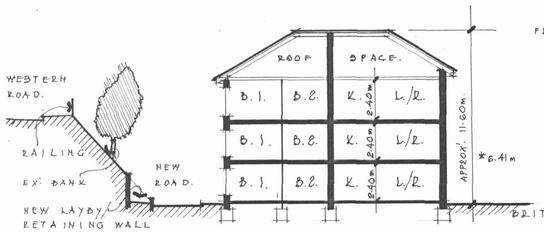
SIDE [SOUTH] ELEVATION.



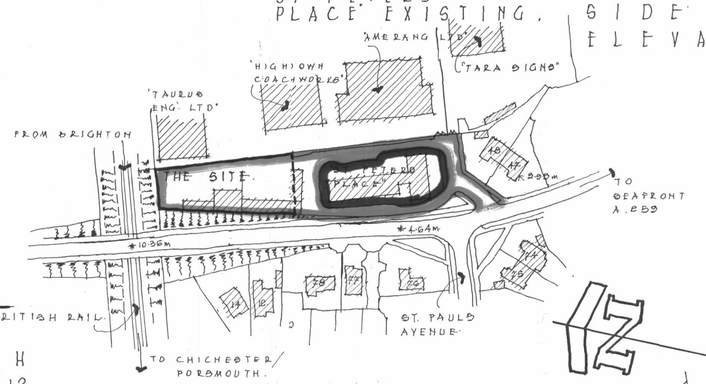
SIDE [NORTH] ELEVATION.

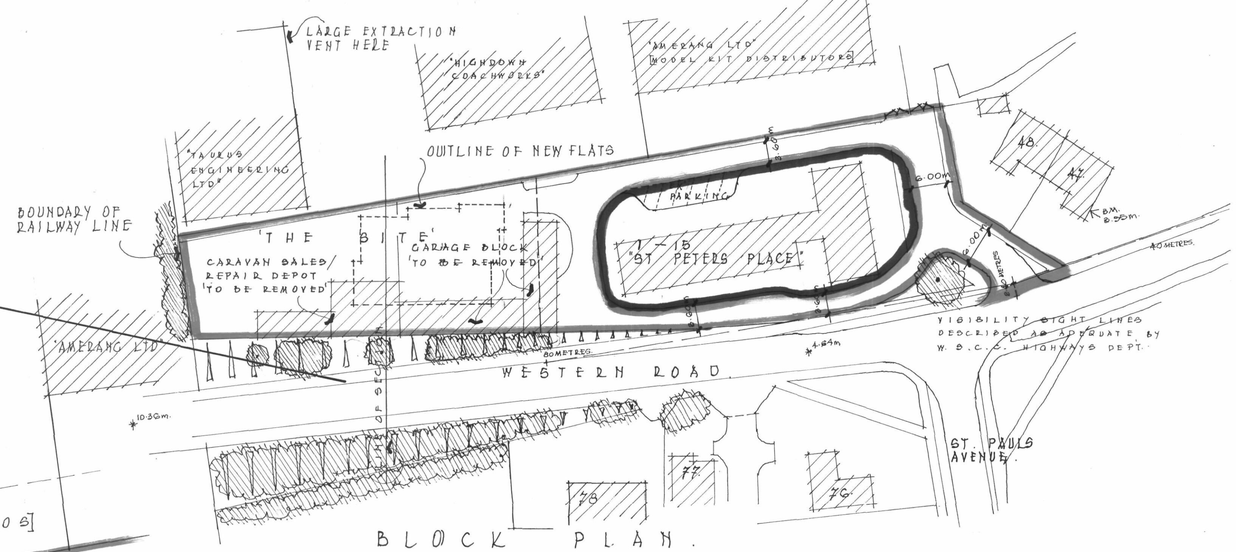


REAR [EAST] ELEVATION.

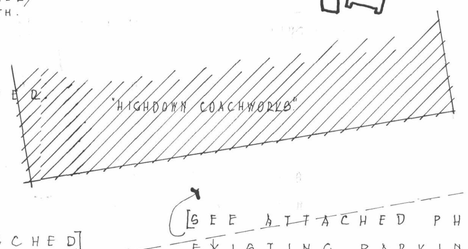


SECTION THROUGH FLATS 1/2 + 6/7 + 11/12. PLUS ROAD LEVEL.





BLOCK PLAN.
SCALE 1/500.

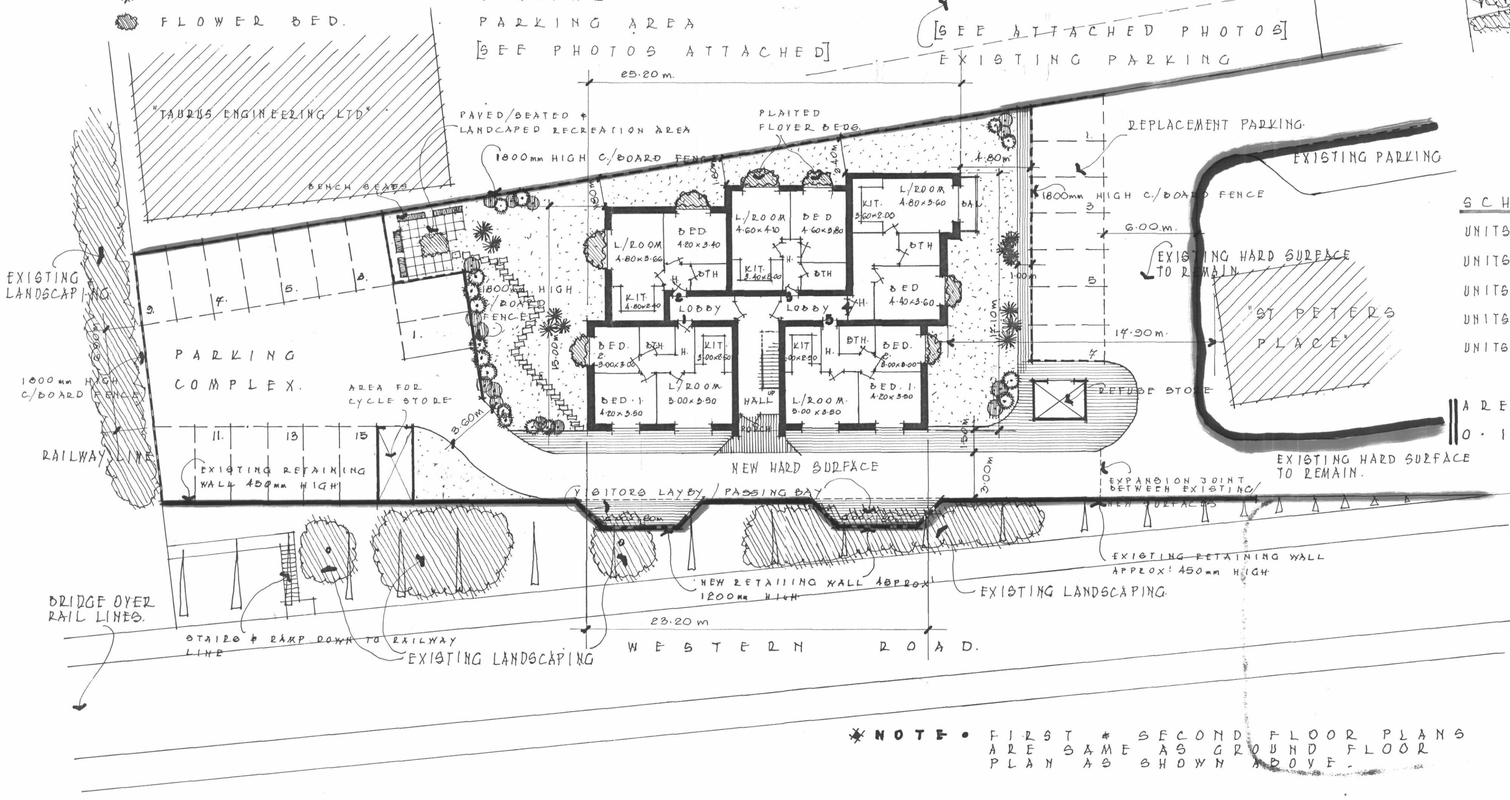


NEW LANDSCAPING TO BE DETAILED LATER.

- TREE
- TREE
- SHRUB
- FLOWER BED.

GENERAL PARKING AREA [SEE PHOTOS ATTACHED]

[SEE ATTACHED PHOTOS] EXISTING PARKING



SCHEDULE

UNITS 1-6-11	58.50 m²	— TWO BED'.
UNITS 2-7-12	46.50 m²	ONE BED'.
UNITS 3-8-13	51.50 m²	ONE BED'.
UNITS 4-9-14	53.50 m²	ONE BED'.
UNITS 5-10-15	58.50 m²	TWO BED'.

AREA OF SITE 0.13 HECTARE

NOTE • FIRST & SECOND FLOOR PLANS ARE SAME AS GROUND FLOOR PLAN AS SHOWN ABOVE.

SITE/LAYOUT PLAN: [SHOWS NEW BUILD + PARKING].
SCALE 1/200.m.

PROPOSED THREE STOREY BLOCK OF FLATS, [TO REPLACE CARAVAN SALE/ REPAIR DEPOT], ON LAND NORTH OF 'ST. PETERS PLACE', WESTERN ROAD, LANCING, W. SUSSEX. BN15 8SD.

ADUR DISTRICT COUNCIL PLANNING DIVISION
PLAN No. Ax0054/03
DATE 28 JAN 2008

FOR •
HAMILTON INVESTMENTS Ltd.
95 SOUTH STREET
LANCING
WEST SUSSEX.
BN15 8AP.

DRG • S.P.P/1.
DATE • JAN. 2008.
SCALE • 1/200.m.

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25/1/08