Form Ref. No. 334530

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/0/0273/07
Date Received 08 MAY 2007
Fee 195
Rem. List

Applicant's Details

Title		Address	c/o PROTODALE Plc
Forenames			16 PRESTON STREET
Surname or Company/ Organisation	MODLEN LIMITED		BRIGHTON
			EAST SUSSEX
Telephone		Postcode	BN1 2HN
Email			

Do you have an agent? Yes

Agent's Details

Title		Address	50 BEACONSFIELD VILLAS
Forenames			
Surname	BEECHAM MOORE PARTNERSHIP		
			BRIGHTON
Telephone	01273 330500		EAST SUSSEX
Email Address	rdbeecham@ukonline.co.uk	Postcode	BN1 6HD

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

CHALEX INDUSTRIAL ESTATE
MANOR HALL ROAD
SOUTHWICK
WEST SUSSEX
BN42 4NH

Does the applicant own or control any adjoining land? No

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

Area of site (Hectares) 0.50

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: ERECTION OF 2 NEW B1 UNITS ON TWO FLOORS TOTAL 185 SQ.M. GROSS FLOORSPACE AND THE REARRANGEMENT OF EXISTING CAR PARKING SPACES PLUS 6 ADDITIONAL CAR SPACES.

(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: ALLOCATED PARKING IN REDEVELOPMENT

If vacant, the last use: PART OF INDUSTRIAL ESTATE

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 EXISTING SITE SYSTEM

(ii) How will foul sewage be disposed of? TO EXISTING SITE SYSTEM MAIN DRAINAGE. (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? Yes

If 'Yes', please explain the relationship: FURTHER DEVELOPMENT ON EXISTING INDUSTRIAL ESTATE CURRENTLY BEING REFURBISHED/REDEVELOPED

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?		110	110
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)		50	50
Other Use 2 (please specify)			
TOTALS		160	160

Other Uses 1 or Comments/Information

comprises 110 sq. m nett of office floorspace plus 50 sq.m. of staff accommodation/ toilets/storage etc.

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?**	8	8				
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

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?

State number of car spaces: 6

and Lorry spaces

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

Please include all vehicles: 12

Separately specify those used by employees driving to work: 4

Waste

What is the nature of disposal of any trade effluents or trade refuse? paper

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse? commercial refuse collect/recycle.

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
PLANS/ELEVATIONS	2159/02	1:50
SITE PLAN	2159/03	1:200
LOCATION PLAN		1:1250

Fees

If a fee is submitted, please give the amount £795.00 Calculated Fee £795.00

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

Signed: [redacted] MODLEN LIMITED

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

[ ] 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: 1 MAY 2007

On behalf of: MODLEN LIMITED

ADUR DISTRICT COUNCIL
PLANNING DIVISION
APP. No. ADD0273/07
DATE RECEIVED 0 8 MAY 2007

DESIGN AND ACCESS STATEMENT
NEW B1 UNITS, CHALEX INDUSTRIAL ESTATE, SOUTHWICK.

USE:
The proposed development forms part of the parking area of an industrial estate currently being refurbished and redeveloped to provide B1/B2 and B8 units. The proposed use is compatible with existing on site uses.

AMOUNT:
The proposed building is the maximum that can be accommodated whilst observing other policies of the local planning authority. This proposed development is in line with the thrust of both local and national planning policies in that it makes the maximum use of previously developed land. The proposed development does not affect other sensitive users by virtue of overshadowing or overlooking nor does it inhibit access to other parts of the site.

SCALE:
The two-storey nature of the proposal is similar to parts of the existing redevelopment. The proposed building follows the existing "building lines" in which are present on the application site.

LANDSCAPING:
There is no soft landscaping on the site. The hard surfaces will match those already present or approved on the rest of the site.

APPEARANCE
The proposed two-storey building is similar to that on parts of the site. The choice of materials to roofs and upper walls matches that used on the other buildings on the site. The use of facing bricks at the lower level minimises risks of mechanical damage to the ground floor walls. Windows and doors will match those used elsewhere on the site. The proposed building serves to "complete" the courtyard form of the existing approved development.

ACCESS
The existing pedestrian reservations on the site will be continued to encompass the new development. The facilities within the building and access to it will be in accordance with the provisions of Part M of the Building Regulations. With such a small building, the provision of wheelchair lift access to the first floor would involve the loss of an unreasonable proportion of the nett useable floor space. A staircase in accordance with the provisions of Part M is provided.
Vehicular access to the building is equivalent to that of the existing buildings although it is not anticipated that there would be any need for large vehicles to deliver to the building. Access to other premises within the site and circulation to and from the site remain unaffected.

OS Sitemap™



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

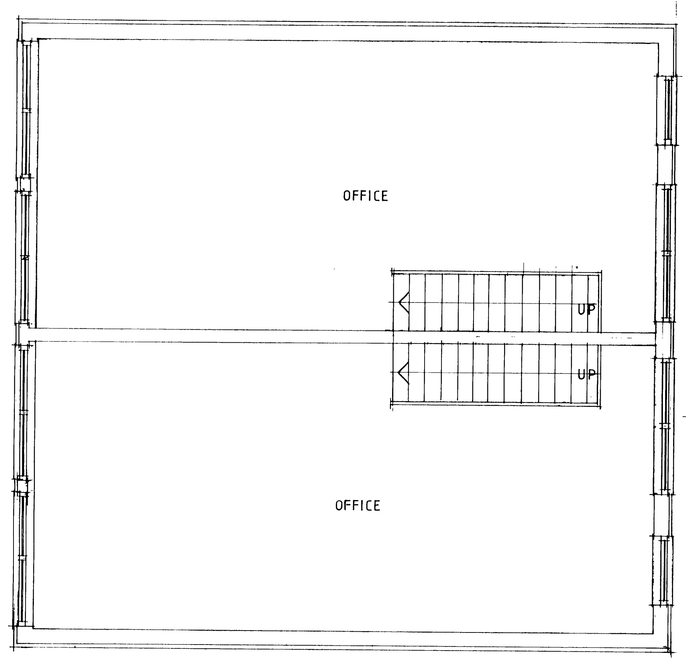
Metres
0 20 40

Scale 1:1250

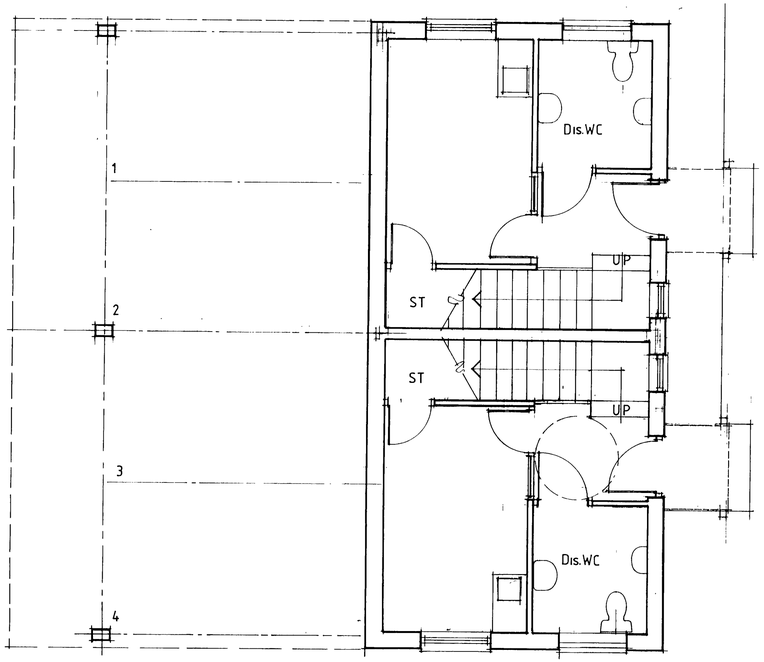
Supplied by: **Outlet User**
Serial number: 00001100
Centre coordinates: 525432 105417

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

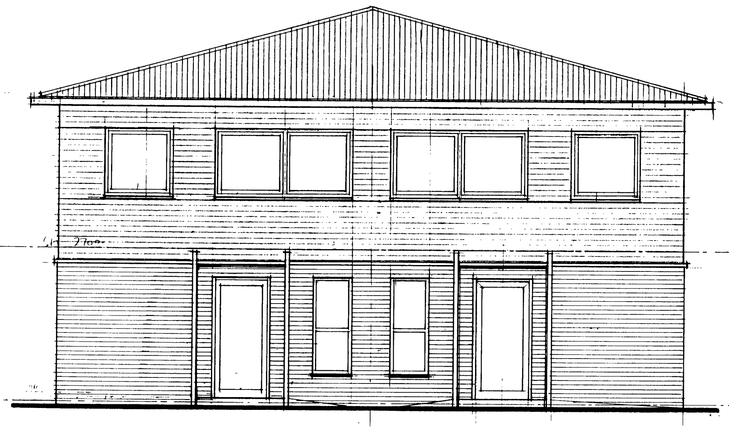
BEECHAM MOORE PARTNERSHIP
CHARTERED ARCHITECTS
Tel 01273 330500/330502
Fax 01273 552300



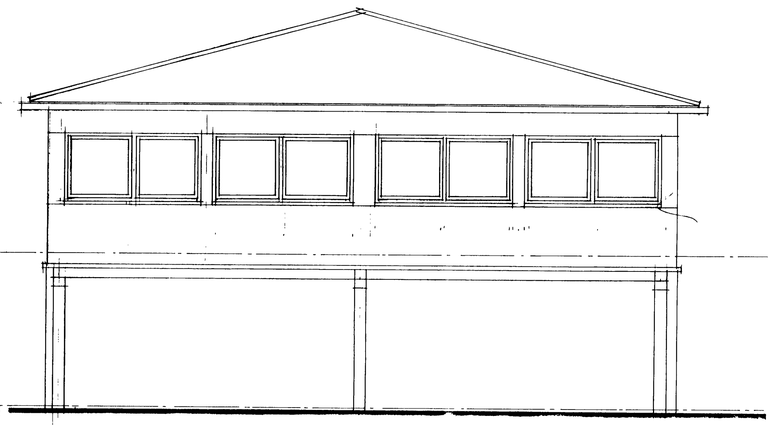
FIRST FLOOR



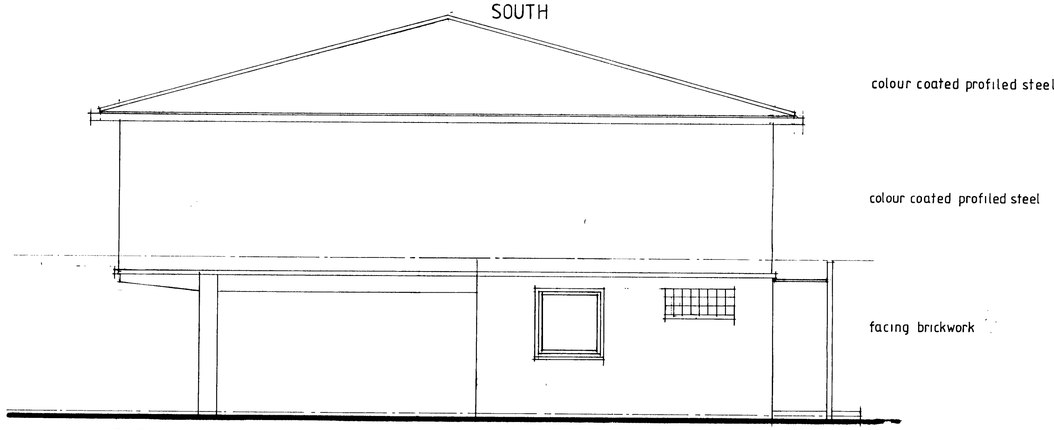
GROUND FLOOR



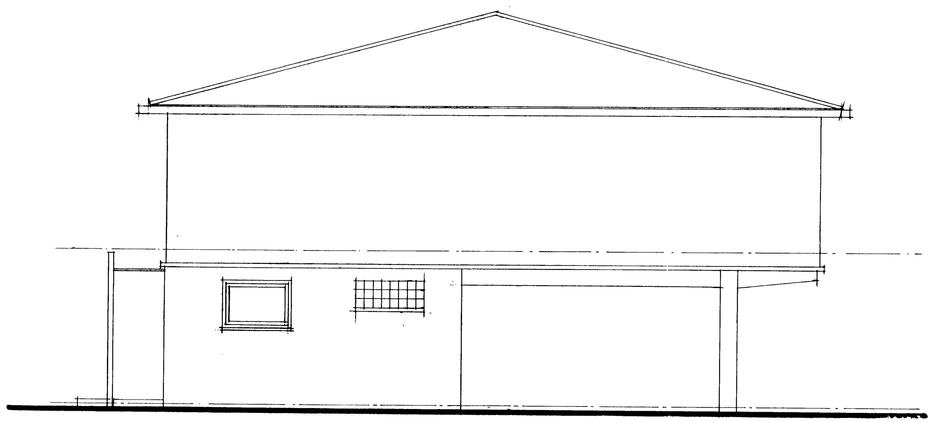
NORTH



SOUTH



EAST



WEST

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ano6273/07
DATE RECEIVED 08 MAY 2007

BEECHAM MOORE PARTNERSHIP
ARCHITECTS · PLANNING CONSULTANTS · PROJECT MANAGERS
50 Beaconsfield Villas Brighton East Sussex BN1 6HD
Tel: (01273) 330500 Fax: (01273) 552300

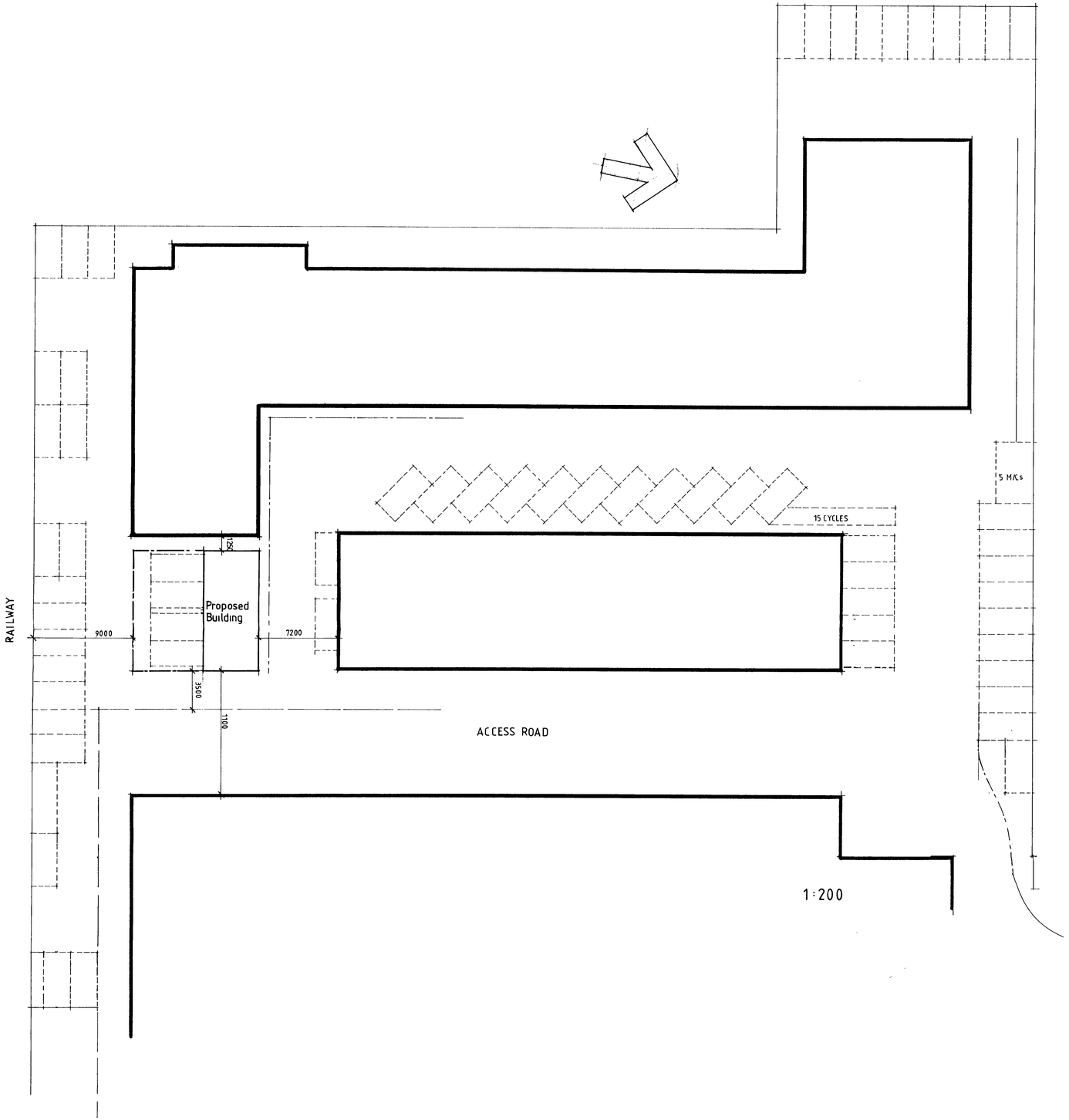
TITLE Proposed B1 Units
Chalex Industrial Estate
SOUTHWICK

DETAIL Plans/Elevations

SCALE 1:50 DATE APRIL 2007

2159/02

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the architect before proceeding. © This drawing is copyright.



ADUR DISTRICT COUNCIL
PLANNING DIVISION
LAN No. AD/627367
DATE RECEIVED 08 MAY 2007

BEECHAM MOORE PARTNERSHIP
ARCHITECTS · PLANNING CONSULTANTS · PROJECT MANAGERS
50 Beaconsfield Villas Brighton East Sussex BN1 6HD
Tel: (01273) 330500 Fax: (01273) 552300

TITLE Proposed B1 Units
Chalex Industrial Estate
SOUTHWICK

DETAIL Site Plan

SCALE 1:100 DATE APRIL 2007

2159/03

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