FOR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ard068367
DATE RECEIVED 08 NOV 2007

Planning Application - part 1

A1. Applicant Details

Organisation	Tesco Stores Limited		
	Title	Forename	Surname
Name	Tesco	Stores	Limited

A1.1 Address Details

Name or flat number	
Property number or name	Tesco House
Street	Delamere Road
Locality	
Town	Cheshunt
County	
Postal Town	
Postcode	EN8 9SL

A1.2 Communication Details

	Nat Code	Extn No.
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation	Pinnacle Transportation		
	Title	**Forename**	**Surname**
Name	Mr	Gavin	Murray

A2.1 Address Details

Name or flat number	Pinnacle transportation
Property number or name	56
Street	Bridge Road East
Locality	
Town	Welwyn Garden City
County	Hertfordshire
Postal Town	
Postcode	AL7 1JU

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01707385200	217
Daytime Telephone No.	01707385200	217
Fax No.	01707385211	
Email Address	gavin.murray@ptl.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Holmbush Centre
Street	Upper Shoreham Road
Locality	
Town	SHOREHAM-BY-SEA
County	West Sussex
Postal Town	
Postcode	BN43 6TD
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

Widening on the Petrol Filling Station/Rear Exit Road on Holmbush Centre roundabout; additional pedestrian footpath with the car park.

3. Type of Application

Type

- _ Outline
- _ Approval of Reserved Matters
- X Full
- _ Renewal of temporary permission
- _ Renewal of unexpired permission
- _ Removal of Condition
- _ Variation of Condition

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type			
	New building(s)	_ Yes	X No
	Alteration or Extension to building(s)	_ Yes	X No
	Change of use	_ Yes	X No
	Demolition	_ Yes	X No
	Other operations	X Yes	_ No

4. Access

Is existing access affected?	Pedestrian	_ Yes	X No
	Vehicular	X Yes	_ No
Is a new access type proposed?	Pedestrian	_ Yes	X No
	Vehicular	_ Yes	X No

Disability Access

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	X Yes	_ No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Roof

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Any new material used will be in keeping with existing.

8. Site Area & Floor Space

Site Area

45537

Units

X square metres
_ hectares

Width of site frontage

263

metres

Is the application for new building works?

_ Yes **X** No

Please state the existing floorspace of the building

0

sq.m

Please state the proposed new floorspace

0

sq.m

Is the proposal for a change of use?

_ Yes **X** No

Please state the floorspace related to the change of use

0

sq.m

Does the proposal involve the removal or demolition of any part of the existing building?

_ Yes **X** No

Description of removal/demolition

9. Existing Uses

Current use of land or building

Tesco store and car parking.

If vacant what was the land or building last used for?

10. Residential Information

Select the type of land the development is on

X Brown-field
_ Green-field
_ Part Greenfield, Part Brownfield
_ Don't Know

Is the number of residential units changing? _ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? _ Yes X No
Has any part of the site been in council ownership? _ Yes X No

12. Height

State the height of the new development

0 metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	0	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

As existing.

State method of disposal for foul sewage

As existing.

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	X Yes	_ No

Planning Application - part 2

17. Industrial Or Commercial Processes and Machinery

Describe processes carried out and the end products

What type of machinery will be installed?

18. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site, or elsewhere _ Yes X No

If Yes give details

A larger scheme for which planning permission is not yet sought _ Yes X No

If Yes give details

19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	0	0	0	0
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	0	0
Offices	0	0	0	0
Industrial	0	0	0	0
Warehouse	0	0	0	0
Hotel / Hostel / Nursing home	0	0	0	0
Other	0	0	0	0
Total	0	0	0	0

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	0	0	0
Proposed Employees	0	0	0
Total	0	0	0

21. Traffic Flow

How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:

	Existing	New	Total
Employees vehicles	0	0	0
HGV's	0	0	0
Other vehicles	0	0	0

22. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

23. Hours Of Working / Opening

23. 1 Working

Please specify the working hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

23. 2 Opening

Please specify the opening hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

24. Hazardous Substances

Please state the nature, volume and means of disposal of trade effluents or waste

Does the proposal involve the storage of Hazardous Substances? _ Yes X No

If Yes, please specify the hazardous material and the quantity stored in tonnes.

Signature **Electronically submitted; no signature required.**

Certificate B

I certify that:
I have/The applicant has given the requisite notice (Notice No.1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the building/land to which the application relates, as listed below. (Complete and print Notice No.1).

Owner Details

Organisation	West Sussex County Council		
	Title	**Forename**	**Surname**
Owner's Name			

Address at which notice was served

Name or flat number	
Property number or name	County Hall
Street	West Street
Locality	
Town	Chichester
County	West Sussex
Postal Town	
Postcode	PO19 1RQ
Date notice was served (yyyy-mm-dd)	2007-11-06

Signatory

	Title	**Forename**	**Surname**
Signatory	Mr	Gavin	Murray
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-06		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Town and Country Planning (General Permitted Development Procedure) Order 1995
NOTICE UNDER ARTICLE 6
APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed Development at:

Name or flat number	
Property number or name	Holmbush Centre
Street	Upper Shoreham Road
Locality	
Town	SHOREHAM-BY-SEA
County	West Sussex
Postal Town	
Postcode	BN43 6TD

Take notice that application is being made by

Organisation	Tesco Stores Limited		
	Title	**Forename**	**Surname**
Name	Tesco	Stores	Limited

For planning permission to:

Description of Proposed Development

Widening on the Petrol Filling Station/Rear Exit Road on Holmbush Centre roundabout; additional pedestrian footpath with the car park.

Local Planning Authority to whom the application is being submitted	Adur District Council
Any owner of the land or tenant who wishes to make representations about this application, should write to the Council within 21 days of the date of this notice:	2007-11-06

Signatory

	Title	**Forename**	**Surname**
Signatory	Mr	Gavin	Murray
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-06		

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.
Once completed this form needs to be served on the owner(s)

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Gavin	Murray
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-06		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

PLANNING DIVISION
PLAN No. AD/068367
DATE RECEIVED 08 NOV 2007

TESCO STORES LIMITED

Proposed access improvements and new pedestrian footpath

at

Holmbush Centre, SHOREHAM-BY-SEA

Design and Access Statement

AE-07-0058/DAS/01
November 2007

Introduction

This Design and Access Statement is in support of the application to provide site access improvements and new pedestrian footpath at the existing Tesco store at Holmbush Centre, Shoreham-by-Sea.

Site

- The site is an existing Tesco store.
- The site sits adjacent to a primary corridor into the centre of Shoreham.

Design

The purpose of the access improvements is to improve the flow of traffic out of the car park and petrol filling station such that there is not conflicts between vehicles exiting the site on the main access roundabout.

The landscaping will be in keeping with the existing, with low level shrubs and planting in areas where visibility is an issue.

The layout has evolved from the need to provide for vehicles entering the car park such that they do not cause queuing back onto the public highway, also improve the egress for customers exiting the store.

Vehicular Access

The site can be accessed by vehicles in the following ways:

- Existing at grade parking is provided on the store site, located to the South and West of the store.
- The service yard is located to the rear of the store and is accessed via the Petrol Filling Station/rear access road.
- Vehicular access to the store will continue to be gained from the existing four arm roundabout that accommodates both entrance and exit movements to Tesco and Marks and Spencer as well as traffic associated with the Homebase DIY store to the south-east of the Holmbush Centre.
- The Holmbush Centre traffic joins the local highway network by way of a 5 arm (Shoreham By-Pass) roundabout that accommodates vehicles travelling to and from the west along the A27 as part journeys to or from Brighton and Shoreham-by-Sea. Vehicles travelling to or from the east are unable to join the A270 (and travelling to the Holmbush Centre) from the A27.

Cyclist Access

- Cyclists can access the site via the existing road network.
- Bike stands are located in a dedicated area a short distance from the entrance to the store.

Pedestrian Access

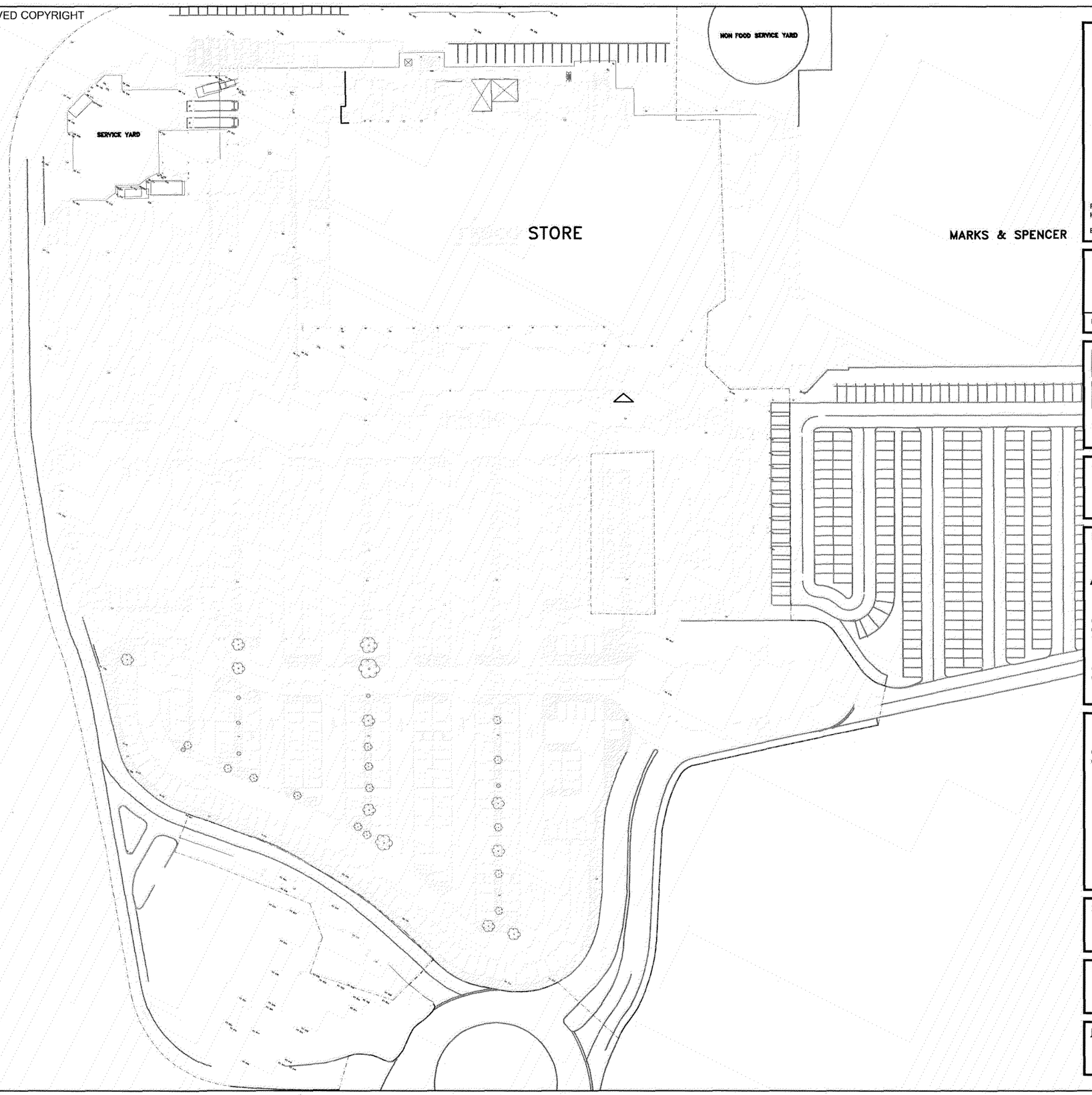
- The principle entrance to store is via a pedestrian route from Upper Shoreham Road.
- The store is predominantly single storey and provides a level access into the store.
- The entrance is of sufficient width to allow adequate passage for pushchair users, parents with children and wheelchair users.
- Separate, usable access for staff is located on the southern Façade of the store, to the west of the customer entrance.
- A pedestrian/cyclist 'Toucan' crossing is provided on the A270 Upper Shoreham Road (east) approximately 25 to the east of the Shoreham By-pass roundabout that enables pedestrians to gain a degree of priority when travelling to (or from) the Holmbush Centre, from the south or west.

Public Transport Services

Bus routes 2, 2A, 19 and 46A operate on the on-site bus terminal. In addition to these bus routes, Brighton and Hove Council also run number of free services, known as the Holmbush Express that serve food stores and shopping centres in the area

A3
ORIGINAL
PLOT SIZE

RESERVED COPYRIGHT



NOTES:

Site boundary

Boundaries of proposed works

PLAN No. Ad0068367
DATE RECEIVED 20 NOV 2007

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Based on Tesco Survey Drawing No: 3178

Rev	Date	Details	Drawn by	Checked by
-	-	-	-	-

PINNACLE Transportation
56 Bridge Road East ■ Welwyn Garden City ■ Hertfordshire AL7 1JU
T 01707 385200 ■ F 01707 385211 ■ E welwyn@ptl.co.uk ■ W www.ptl.co.uk

CLIENT: TESCO

PROJECT:

ACCESS AND EGRESS

STORE NO. 3178

SHOREHAM - BY - SEA

TITLE:

SITE LAYOUT

PLAN

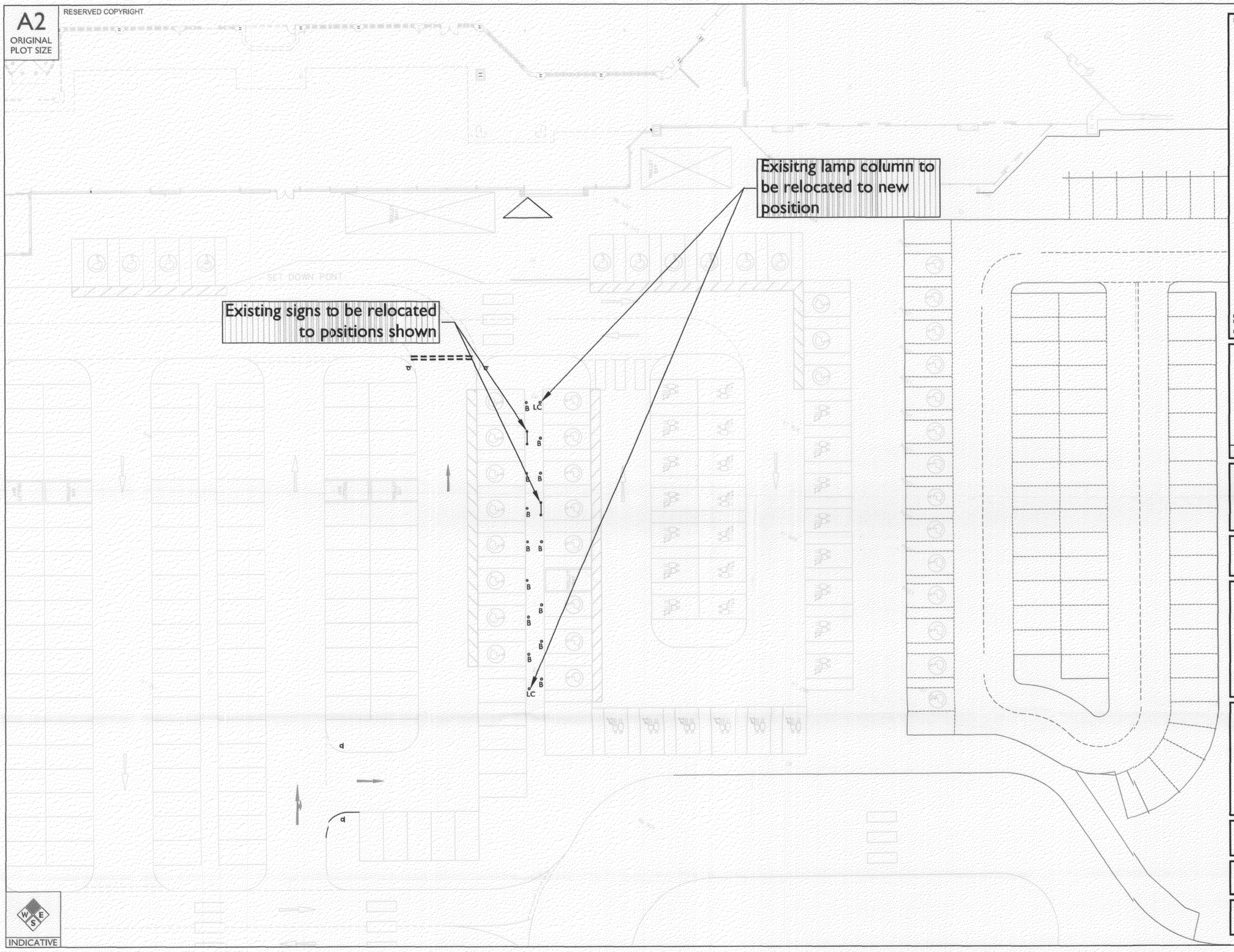
STATUS:

FOR INFORMATION

SCALE:	DATE:	DRAWN:	CHECKED:
1:1000	26/10/07	LH	

JOB NO:	DRAWING NO:	REVISION:
070058	EL05	-

INDICATIVE



NOTES:

o B Proposed bollard

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Axd0683/07
DATE RECEIVED 8/11/07

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Based on [Survey Company's Name] Topographical Survey Drawing No:

Rev	Date	Details	Drawn by	Checked by
-	-	-	-	-

PINNACLE Transportation
56 Bridge Road East ■ Welwyn Garden City ■ Hertfordshire AL7 1JU
T 01707 385200 ■ F 01707 385211 ■ E welwyn@ptl.co.uk ■ W www.ptl.co.uk

CLIENT: TESCO

PROJECT:
ACCESS AND EGRESS
STORE NO. 3178
SHOREHAM BY SEA

TITLE:
PROPOSED CAR PARK
PEDESTRIAN FOOTPATH

STATUS: FOR INFORMATION

SCALE:	DATE:	DRAWN:	CHECKED:
1:250	06/11/07	LH	

JOB NO:	DRAWING NO:	REVISION:
AE07-0058	PL06	

A2
ORIGINAL
PLOT SIZE

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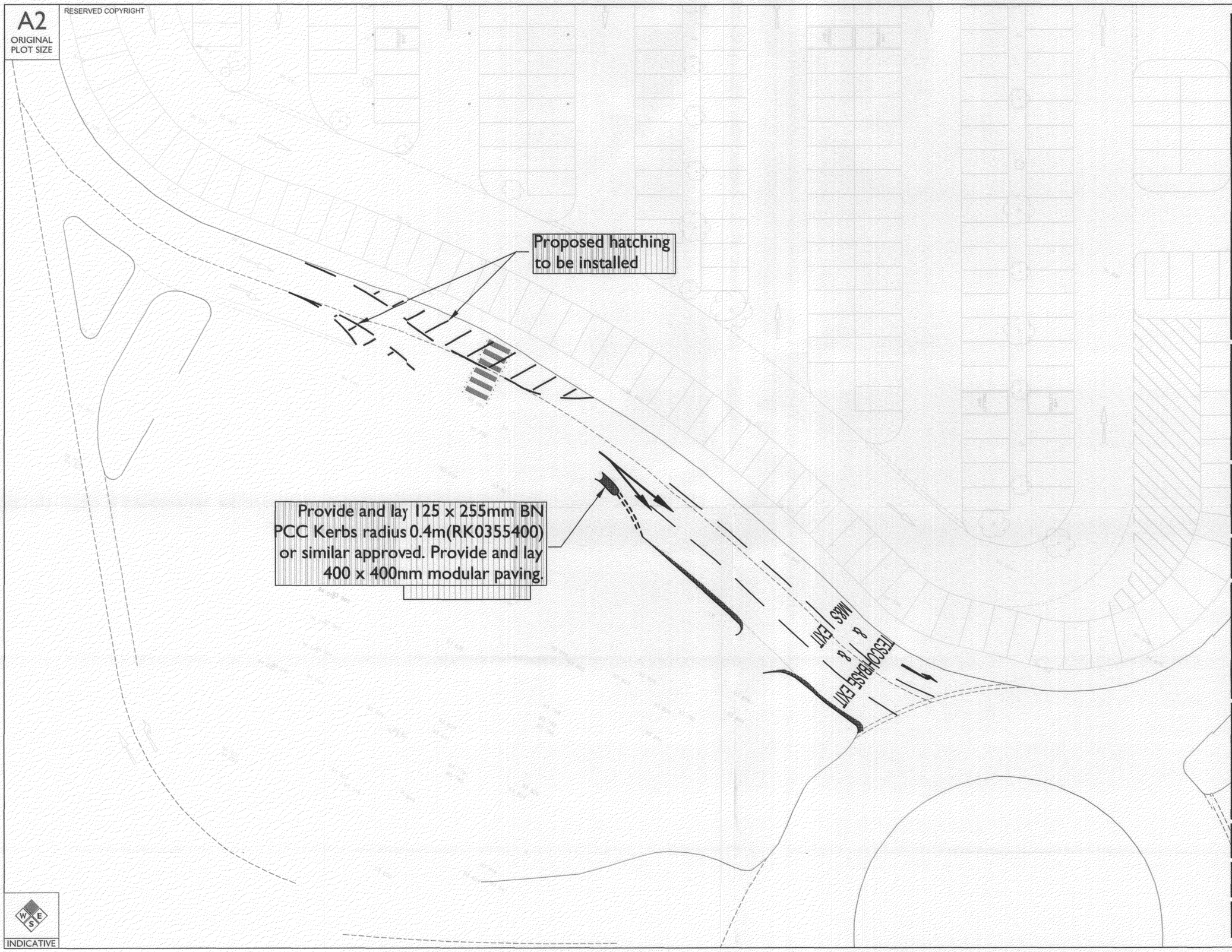

INDICATIVE

NOTES:

O/B Proposed bollard

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Based on [Survey Company's Name] Topographical Survey Drawing No:

ADC PLANNING DIVISION
PLAN No. ADC1068367
DATE RECEIVED 22/11/07.

Rev	Date	Details	Drawn by	Checked by
.	.	.	.	.

PINNACLE Transportation
56 Bridge Road East ■ Welwyn Garden City ■ Hertfordshire AL7 1JU
T 01707 385200 ■ F 01707 385211 ■ E welwyn@ptl.co.uk ■ W www.ptl.co.uk

CLIENT: TESCO

PROJECT:
ACCESS AND EGRESS
STORE NO. 3178
SHOREHAM BY SEA

TITLE:
PROPOSED CAR PARK
REAR EXIT
CARRIAGEWAY
WIDENING

STATUS: FOR INFORMATION

SCALE:	DATE:	DRAWN:	CHECKED:
1:250	06/11/07	LH	

JOB NO:	DRAWING NO:	REVISION:
AE07-0058	PL07	