e-Payment Successful **Order Ref.** 2781:ce **Payment Ref.** 51JU3Q48SG1P **Form Ref. No.** 843722

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/0675/07
Date Received
Fee 12 DEC 2007
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	Southwick St Michael & All Angels Parochial Church Council
Telephone	
Email	

Address: c/o agent; Southwick; Postcode:

Do you have an agent? Yes

Agent's Details

Title	
Forenames	
Surname	Evison & Company
Telephone	01892 548945
Email Address	de@evisons.net

Address: 33 Mount Ephraim; Tunbridge Wells; Kent; Postcode: TN4 8AA

Application Type

(a) Full planning permission (including changes of use) — No

(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 — No

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 — No

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: No

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

All Souls' Site, Downsway, Southwick

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): 0.08

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. 4

Description of proposed development: Demolition of existing building and residential development for 4 houses and garages with vehicular access from Church House Close

(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: Yes

Construction of a new *pedestrian* access to a highway: Yes

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

Alteration of an existing *pedestrian* access to a highway: Yes

(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: Vacant

If vacant, the last use: Former church/church hall

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(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? As existing

(ii) How will foul sewage be disposed of? Main drainage as existing (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? ____

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? ☐

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.

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

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?

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

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

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

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
Location Plan	0726/P/001	1:1250
Illustrative site plan and street elevation	0726/P/002	1:200 @ A3

Fees

If a fee is submitted, please give the amount £265.00 Calculated Fee £265.00

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

Signed: ..... Southwick St Michael & All Angels Parochial Church Counc .....

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: ..... Date: .....

On behalf of: .....

0726/Planning/JW/Dec 2007 - All Souls Site, Downsway, Southwick

PLANNING DIVISION
PLAN No. A2617542
DATE RECEIVED 12 DEC 2007

DESIGN AND ACCESS STATEMENT

Use

The site is vacant. The last use was a church hall. The proposed use is residential housing.

Amount

The proposal is for four new family dwellings, two houses of 2 storeys and two houses of 2½ storeys

Layout

The site is approximately 918 square metres in area and is currently occupied by a redundant single storey church hall building. The site location is within an established residential area comprising predominantly family housing with private gardens. The site has public highways on two sides to the north and east and a cemetery access road to the south. The western boundary adjoins the garden of a 2 storey chalet bungalow. Properties to the south are bungalows whereas to the north and east they are generally 2 storey houses.

The illustrative layout demonstrates that the site can accommodate four houses in a terrace with gardens and rear access parking garages. Existing houses on Downsway are generally set back from the road to allow front garden car access. The proposal site is directly opposite a significant road junction and so it is felt that vehicle access form this frontage would be undesirable from a road safety perspective. Also there is a generous separation between the site and the nearest properties on Downsway by virtue of the cemetery road to the south and Church House Close to the north. It is therefore proposed to site the new houses forward of the existing building line on Downsway to allow more space for rear gardens and parking accessed from Church House Close.

Scale

The proposal is for the houses at the northern and southern end of the street frontage to be 2 storeys with the central pair of houses at 2½ storeys. This creates a balanced composition and a transition in scale which relates well to surrounding buildings and streetscapes.

Landscaping

The existing ornamental planting on site will be removed and a comprehensive landscaping design developed for a detail application. An indication of this is shown on the illustrative site plan.

Appearance

The site has a strong visual presence on Downsway due in part to the generous road spacing from the nearest residential properties both sides and the different form of the existing building resulting from its larger footprint. The main frontage is also on axis with approach from Highdown the road opposite.

The redevelopment of the site presents an opportunity to design a building form which will also provide a visual reference point in the urban context. The proposed row of four houses will create a relatively large footprint building and a broad street elevation; this will define the Downsway frontage. The transition in scale from 2 to 2½ storeys will create a central focus in the frontage and define the axial relationship with Highdown. The forward position of the building line will give a strong visual presence on approach from the south and north on Downsway this will also mean that the end elevations will be designed as important frontages seen wrapping the corner of the building.

The illustrative street elevation demonstrates that the proposed building scale is appropriate with a clear transition in scale relating to the properties either side. Also it shows a design composition with a central focus which can develop further at detail planning stage to positively enhance the urban impact of the site.

Access

The site is well located for access to public transport with the number 46/46A bus route serving Downsway with connections to Brighton city centre and beyond.

The site topography is sloping but the proposed layout with front entrances off Downsway will allow level access for disabled residents and visitors. The rear car parking access will be graded with the site topography to allow direct access to rear gardens which will grade across the slope to the rear entrances.

John Whiting • Architect 16 Bloomsbury Street, Brighton BN2 1HQ. M: 07818 443753. T: 01273 645197

PLANNING
PLAN No. A0075467
DATE RECEIVED 12 DEC 2007



Project	All Souls Site, Downsway, Southwick		
Drawing title	Location plan		
Drawing No	0726/P/001	Scale	1/1250@A4
Date	December 2007	Status	Planning

John Whiting • Architect

16 Bloomsbury Street, Brighton, BN2 1HQ
M: 07818 443753 T: 01273 645197
www.johnwhiting.co.uk

saintmichael
& all angels southwick

PLANNING D
PLAN No. Ano/075467
DATE RECEIVED 12 DEC 2007

ALL SOULS', DOWNSWAY

All Souls' was built in the 1950's as a dual-purpose church/community hall to serve the needs of Southwick residents living North of the Old Shoreham Road, which was, at that time, the main access road for Brighton and Hove from the West. The building was initially used regularly for worship and for a wide range of community groups both church-linked and secular. The building was also used on an occasional basis as a chapel for Downsway Cemetery to which it is adjacent.

All Souls' has witnessed deterioration in use by community groups in recent years. Some groups relocated to Southwick Community Centre, which has a wider range of facilities. A number of groups have ceased to function because of declining membership. At the time All Souls' closed for use in July 2006 regular community use was reduced to a WI branch which met on one evening a month, which has relocated to St. Michael's Hall, Church Lane, Southwick; a Rainbow troop which met for 2 hours per week, which closed because numbers were no longer viable and suitable leaders could not be found; and a private booking for ballroom dancing on one afternoon and one evening a week, which attracted a membership of 4, as the members of the group came from outside the area they have relocated to premises outside Southwick.

Church use of the building was for an hour on Wednesday morning for a service, which attracted approximately 10 people, and for an hour on Sunday morning for a congregation, which numbered 18 at the time of closure. All these church members have relocated to St. Michael's Church. It should also be noted that the congregation was very elderly with all the regular attendees being over the age of 70 with the majority in their 80's and 90's.

In addition to the decline in use outlined above the point was reached at which major expenditure was required on the fabric of All Souls'. The electrical system failed the required tests and complete rewiring was required. The building is inaccessible to those with a disability and required major structural work to create the appropriate access and to make provision for accessible toilets. The kitchen area was totally inadequate and failed to meet even the most basic health and safety standards.

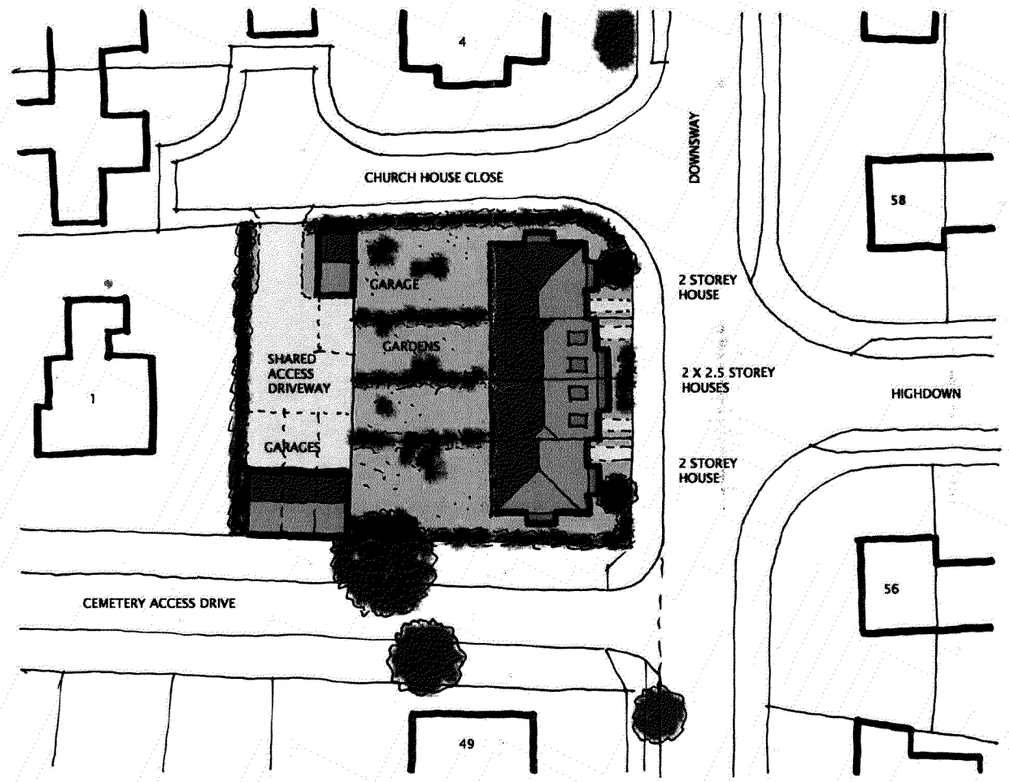
The PCC was advised that approximately £250,000 would be required to address these issues and bring the building up to the required standards for public use. It was agreed, given the very low level of use the hall actually received, that such expenditure could not be justified. It was with regret that the decision was made to close the building at the end of July 2006.

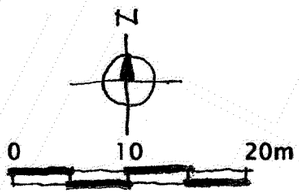
Nearby community facilities can be found at Southwick Community Centre, Southwick Methodist Church, Quayside Youth Centre, Southwick Community Church, St. Michael's Church Hall all of which are between 0.25-0.75 of a mile from All Souls'.

Rector: The Revd Robert D Harris
The Rectory ♦ 22 Church Lane ♦ Southwick ♦ Brighton ♦ BN42 4GB
☎ 01273 592389 robdharris@btinternet.com



EAST ELEVATION
DOWNSWAY STREET FRONTAGE
1/200





SKETCH SITE PLAN 1/500

PLANNING D
PLAN No. Ard0754/07
DATE 12 DEC 2007

Do not scale this drawing unless for planning purposes only	Project	ALL SOULS SITE, DOWNSWAY, SOUTHWICK	John Whiting • Architect
Revisions	Drawing title	Illustrative site plan and street elevation as proposed	16 Bloomsbury Street, Brighton, BN2 1HQ M: 07818 443753 T: 01273 645197 www.johnwhiting.co.uk
	Drawing No	0726/P/002	Scale 1/500, 1/200@A3
	Date	December 2007	Status Planning