Form Ref. No. 485746

ADUR DISTRICT COUNCIL

[redacted]

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 Ardo338367
Date Received 03 JUL 2007
Fee 135
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	Sussex County FA
Telephone	[redacted]
Email	
Do you have an agent?	Yes

Address	Culver Road
	Lancing
	West Sussex
Postcode	BN15 9AX

Agent's Details

Title	
Forenames	
Surname	GOULD & Co.
Telephone	01444 452604
Email Address	bb@gouldco.co.uk

Address	Suite 2 Grosvenor Hall
	Bolnore Road
	Haywards Heath
	West Sussex
Postcode	RH16 4BX

Application Type

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

(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

Culver Road
Lancing
West Sussex
BN15 9AX

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) 1.20

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

Amendment to seating stand: 3 smaller units instead of 1 big unit. Proposal to have 152 seating places instead of previously suggested 150.

AMENDMENT TO PLANNING PERMISSION ADC/0145/06

(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: Football stand with facilities

If vacant, the last use:

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? As Existing

(ii) How will foul sewage be disposed of? To Existing Mains (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? Yes

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: Amending previously proposed seating stand to 3No. new smaller seating areas

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? Yes

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Previously proposed seating stand was 62m2, the new proposal has 3 separate seating stands with easier access, the amount of seats stays virtually the same.

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)	84	72	-12
Other Use 2 (please specify)			
TOTALS	84	72	-12

Other Uses 1 or Comments/Information

seating stand

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**					1	1
(ii) **How many new staff will be employed on the site as a result of the development?**					1	1
(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: Football club

Public floor space (Total): 72

Seating capacity: 154

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?

As Existing

State number of car spaces: 60

and Lorry spaces: 2

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

Please include all vehicles: 10

Separately specify those used by employees driving to work: 10

Waste

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

What is the volume of any trade effluents or trade refuse? very low, peaks on match days

and the proposed means of disposal of any trade effluents or trade refuse? collected by specialist company

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
New Seating stands - Plans and Elevations	H2156/21	1/100
New Proposal vs Previous Permitted Planning ADC/0145/06	H2156/22	1/100
Site Plan	H2156/23	1/500
Location Plan	H2156/24	1/1250

Fees

If a fee is submitted, please give the amount £0.00 — AMENDMENT TO EXISTING PLANNING WITHIN 1 YEAR — Calculated Fee £265.00

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

Signed: [redacted] Sussex FA

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: 25/06/07

On behalf of: Sussex FA

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Ard038367
DATE RECEIVED	03 JUL 2007

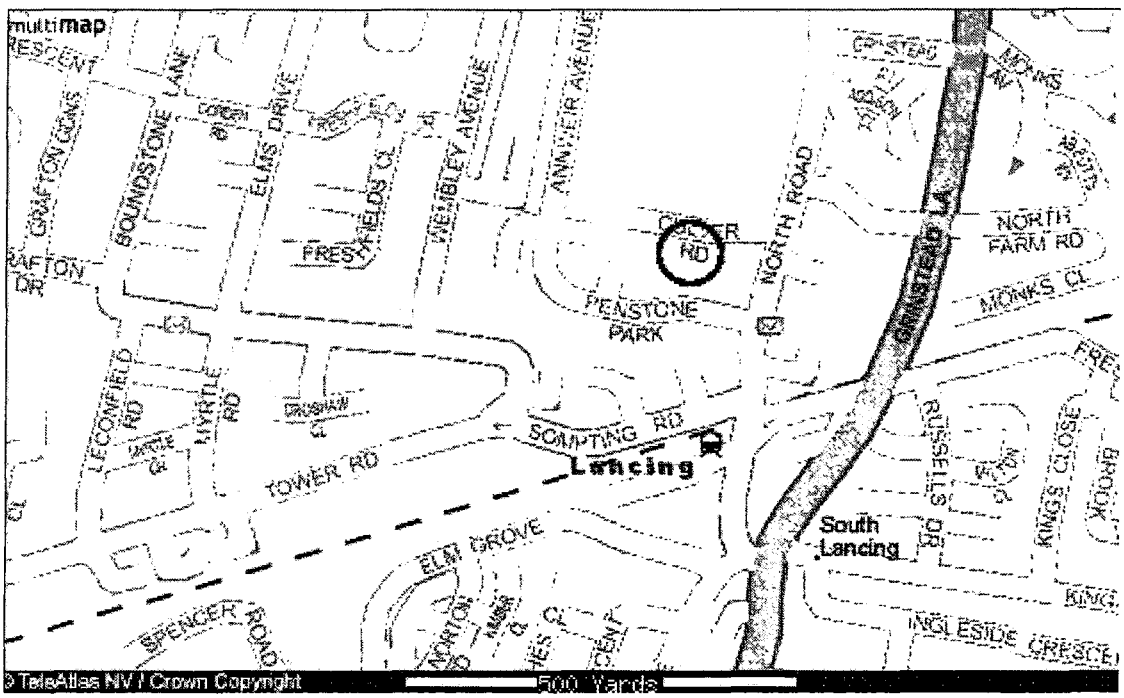
New Football Stand at Culver Road
Design and Access Statement

Directions To The Ground

Address :

Lancing Football Club
Culver Road
Lancing
West Sussex
BN15 9AX

Map :



Directions :

The New Football Stand at Culver Road is situated in the centre of Lancing with excellent transport links. It is easily accessed by car, bus, train and on foot

By Road : Follow A27 to Manor roundabout, south down Grinstead Lane, second right into Grinstead Avenue. Left at mini roundabout, right at next mini roundabout into Culver Road.
By Train : From railway, head north past Merry Monk public house, third turning on left, at mini roundabout.

Proposed Use of the Development:

The regeneration of a football stand with ancillary buildings into a multi-functional building with sporting facilities, associated leisure, educational and other facilities for the local community.

Access Statement for Sussex FA

Culver Road Stand

- **Underlying Philosophy:**

Sussex FA had the initial idea to replace the old, dilapidated football stand with a new, modern centre for sporting and community facilities and renovating the existing ancillary buildings like the changing rooms and the club shop.

After going through the design process (Planning Permission and Building Regs) for a replacement football stand, Sussex FA decided to go for a full re-design. Not only the stand would be replaced, but all ancillary buildings would be replaced by one new accessible multi-functional building. Welcoming a broader range of the community, offering more activities and offering better and easier access to all.

- **Influencing Legislation at Culver Road:**

Sussex FA is aware that the proposed development at Culver Road, presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) as employers (Part II), service providers (Part III) and in the provision and delivery of educational opportunities (Part IV) and the Special Educational Needs and Disability Act 2001), are to be met.

The nature of the activities to be undertaken at Culver Road, will place some unique obligations on Sussex FA, both as employers and service providers. These obligations requires Sussex FA to always strive to maximise participation of the community. These will include the appropriate communication of information about the site, its facilities and management practices in formats which meet the diverse needs of the community.

The designers of the development will be encouraged to work to the latest legislation and good practice guidance on accessibility available, at the design and construction stages. These will include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings). The design should also take into consideration any on-going management of facilities and the building itself.

Also to fully meet the needs of Lancing FC, who will be playing at the new ground, the designers will be using the Football Foundation's Data Sheets and the 'Green Guide' throughout the design and construction phase. This to improve the facilities for players, for officials and for spectators to the highest possible level.

- **Consultation:**

Sussex FA are committed to obtaining information and first hand experiences from users and potential users. Consultation will form an important part of the information gathering process at all stages of the development. Sussex FA will involve a number of people, experienced in building stands, in all phases of the design and construction process. Sussex FA will be talking to the Football Foundation to get feedback and advice.

- **Operational Level:**

Sussex FA currently carries out several programmes of review for compliance with legislation related to health and safety and fire precautions. It is developing and enforcing on-going reviews of any issues related to physical barriers, management practices and procedures which may affect accessibility. Sussex FA is committed to ensuring that the stringent levels of inspection, reporting, feedback and action associated with those areas of health and safety and fire regulations it is responsible for, are applied and linked to an on-going accessibility strategy.

- **Effective On-going Management:**

Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out by staff suitably qualified in accessibility and inclusion related issues. Accessibility issues which require on-going review will also be linked to the maintenance programme for the facility.

Feedback on matters related to accessibility will be sought on a frequent and regular basis from the people at Culver Road, and, where appropriate, their visitors and other users of the site.

- **Staff Development and Training:**

Staff training in disability awareness, the testing and use of specialised equipment (such as communication equipment) will be undertaken as part of Sussex FA's current on-going staff development programme.

Sussex FA is committed to undertaking a structured programme of regular reviews of new technologies, constructional developments and training to ensure that the on-going and evolving obligations imposed by the DDA are met.

Specific 'Access Issues' with the proposal.

- **The Approach:**

Currently the space outside the front of the old football stand is used as a car park. It is accessed at one side and there is an exit in the middle of the parking into the road, to allow for easy exit. We wish to formalise the parking provision, make it readily accessible and maximise the use of the space.

- **Car Parking:**

We wish to create a minimum of 3 disabled parking spaces in front the new stand, these parking spaces will be located closest to the non-turnstile entrance of the stand. The exit of the car park is readily accessible from this location.

The hatched manoeuvring area of the parking spaces will extend to both the Main entrance of the building and the direct entrance to the Hospitality, defining the access route to be kept clear of obstructions at all times. Additional lights will be installed as the street lighting at the location of the site is considered not to be adequate.

The turnstile entrance is to the far side of the stand, to have no conflicting crowd flow patterns. From the Main Entrance, there is a corridor which gives direct access to the stand.

- **Entrance:**

The new stand/facilities building will be designed to create level thresholds to all entrance doors and comply with planning requirements and the Approved Document to Part M (2004).

The turnstile access will be used by the general public at match days to control the capacity of the grounds. The non-turnstile access gives access to all the facilities, the Hospitality and the stand. There is also access to the building from the football ground. This includes access to the dressing rooms, the Hospitality, the store and the Medical/Physio Room. All these access doors (to the front and back) will have a level threshold.

- **Building Control Submission:**

The access ramp to the stand has been designed in line with the Approved Document to Part M (2004). The entrances to the building are 1m wide with a level threshold. The door furniture also meets the requirements of the Approved Document to Part M (2004).

- **Second design:**

Sussex FA decided that rather than renovate all the existing ancillary buildings and the dilapidated stand, they would supply one new accessible building containing not only the stand but also the other associated facilities. This would offer everyone easier access to more facilities.

- **Counter/Service Area:**

The low counter in the Tea Bar/Servery Hatch is located away from the till for security reasons. The design of the counter/service desk is in accordance with the Approved Document to Part M (2004). Staff will carry out financial transactions at the low counter if required by a customer's access needs. The lighting over the counter will be increased to assist staff and people who require a higher level of lighting to lip read.

- **Toilet Facilities:**

Both the Ladies and the Gents toilet facilities will be fitted out with at least one cubical for ambulant disabled people. There is a unisex wheelchair-accessible toilet in the same block. The design of these public toilets is in accordance with the Approved Document to Part M (2004).

- **Football Stand:**

Providing all spectators with a clear, unrestricted view of the football playing area with unobstructed sightlines and this according to the 'Green Guide' and the recommendations from the Football Foundation.

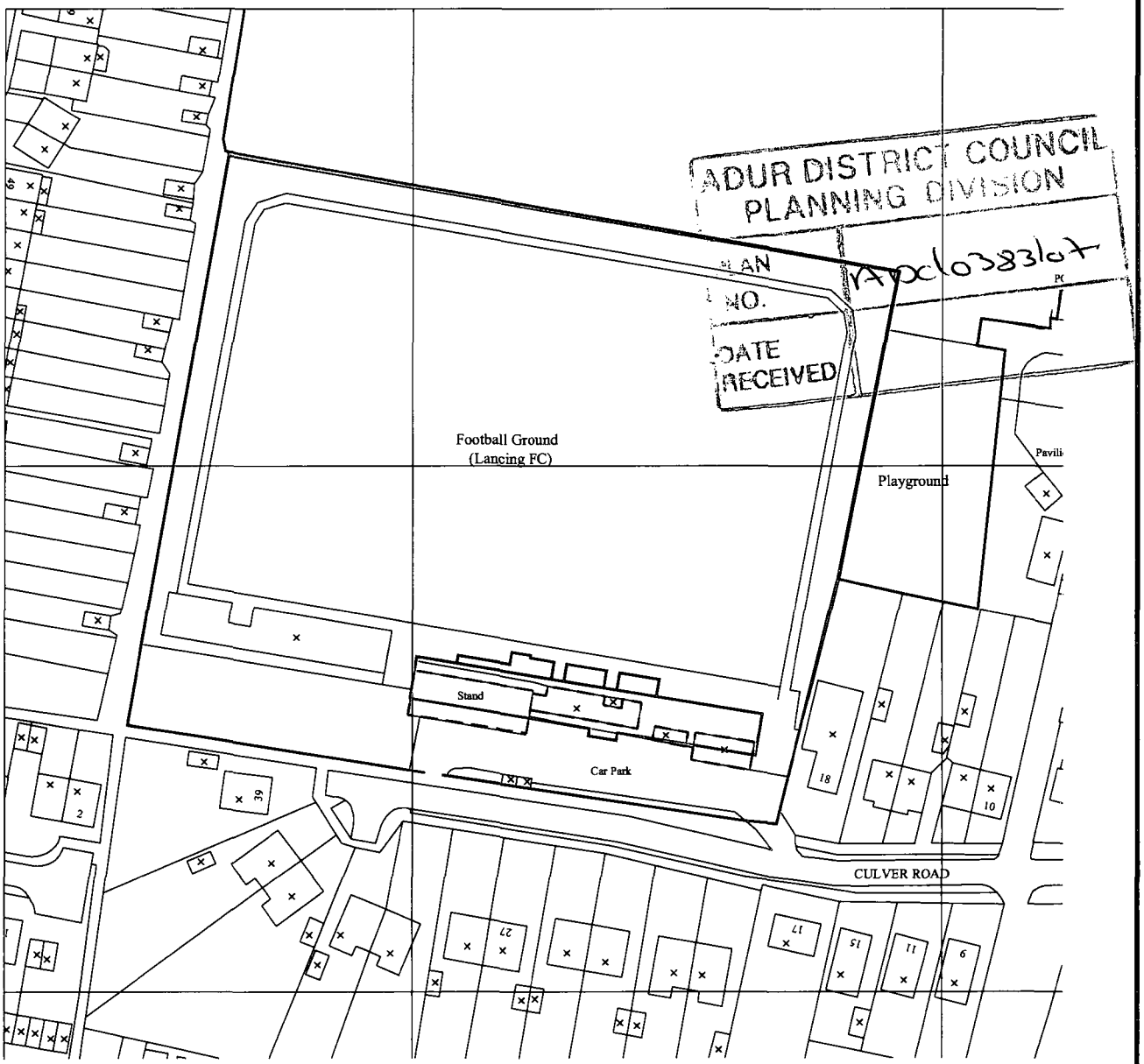
Sussex FA has chosen to reduce the maximum number of spectators in the stand from the existing 500 to the proposed 152 spectators, ensuring a better viewing quality in the new stand and making the access easier at peak times.

- **Décor:**

Measures will be taken to provide a contrasting visually for the fittings within the building. The choice of the surfaces and fittings will insure that the difference in light reflectance value between the two surfaces is greater than 30 points.

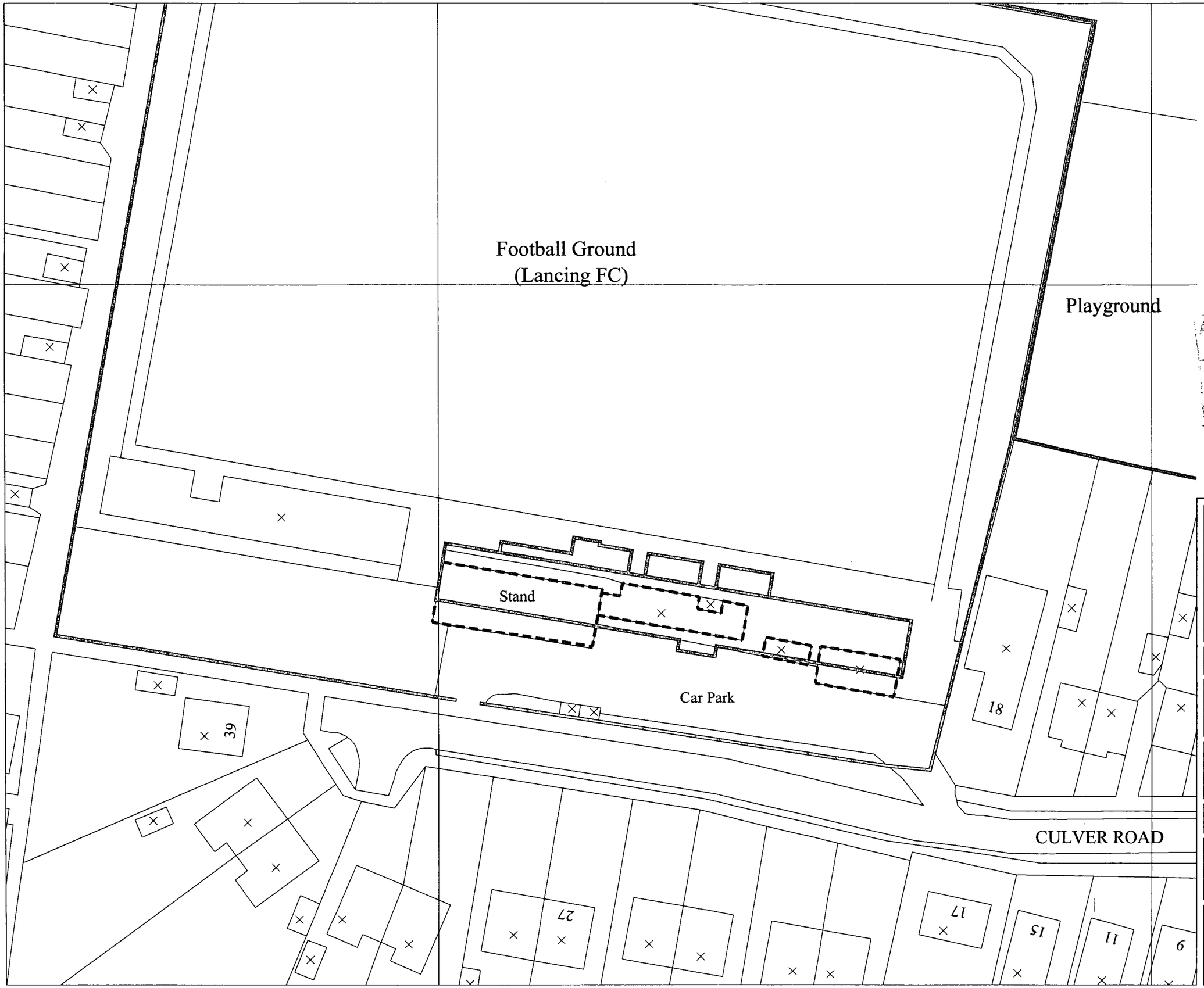
- **Evacuation:**

In an emergency, customers will evacuate through the 5 main doors, which are clearly indicated by the appropriate Fire safety signs and Emergency lighting. Staff will undergo basic training in evacuation procedures and will be responsible for getting customers out of the building.



Gould
CHARTERED SURVEYORS

Job Title Sussex County FA HQ Culver Road, Lancing West Sussex BN15 9AX	**Drawing Title** Location Plan		**Drwn.** LB **Date** June '07
Client Sussex F.A. Ltd		**Scale** 1:1250	**No.** H2156/24



ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN NO.	Adc/038367
DATE RECEIVED	03 JUL 2007

REV.	REVISION NOTE	REV.DATE	REV.BY

Note: No dimensions are to be scaled from this drawing. All dimensions stated must be checked on site. Errors, discrepancies and inconsistencies must be notified to the Contract Administrator immediately.

Client:
Sussex County FA HQ
Culver Road
Lancing
West Sussex BN15 9AX

Site Address:
Culver Road
Lancing
West Sussex
BN15 9AX

Drawing No.	Rev.	Scale:	Scale checked by:
H2156/23	-	1/500	

Drawing Title:
Site Plan

Drawn by:
LB

Date drawn:
25.06.07

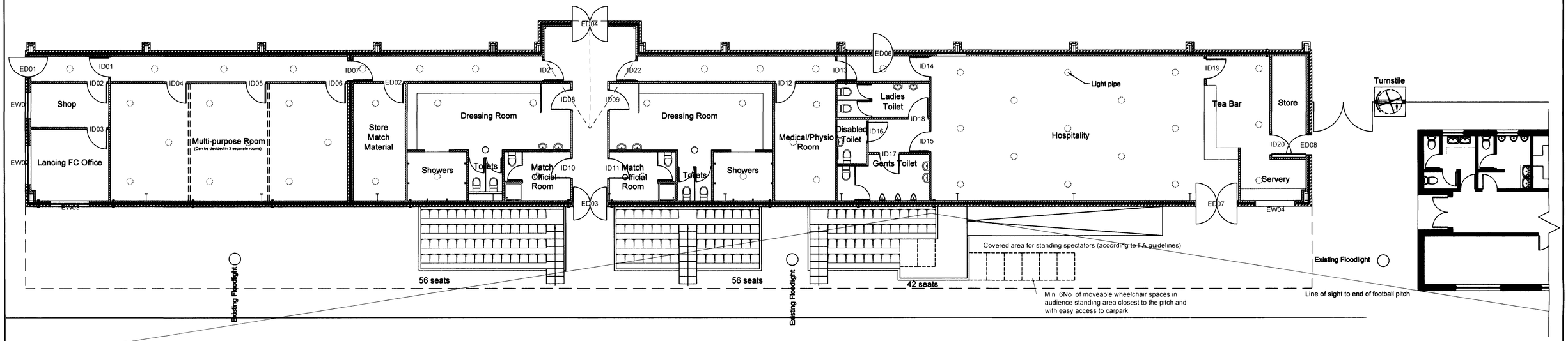
Gould
CHARTERED SURVEYORS

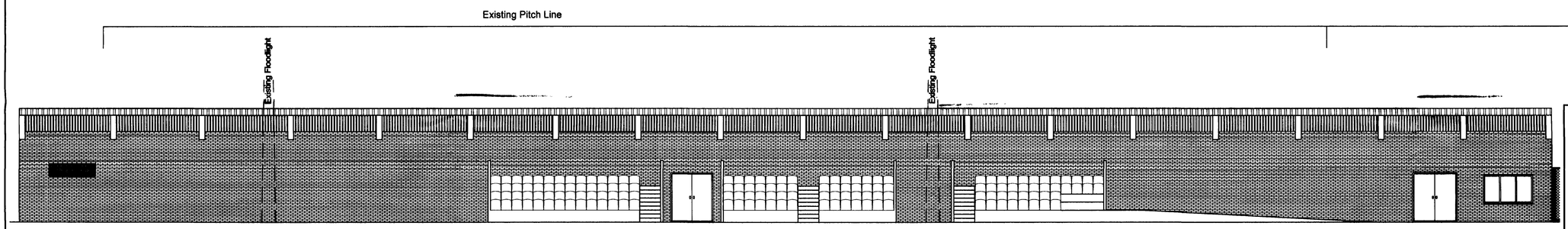
Suite 2, Grosvenor Hall, Bolnore Road
Haywards Heath, West Sussex RH16 4BX
Tel: (01444) 452 804 Fax: (01444) 456 880
e-mail: hh@gouldco.co.uk

Museum House, Museum Street
London WC1A 1JT
Tel: (020) 7637 8951 Fax: (020) 7636 0650
e-mail: lon@gouldco.co.uk

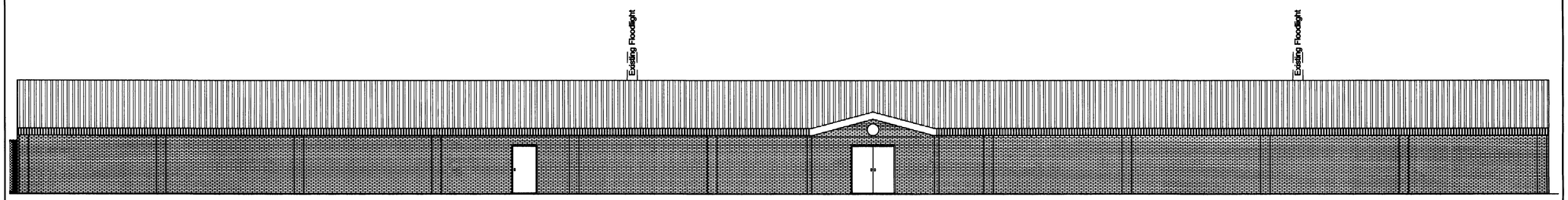
www.gouldco.co.uk

For steel details and calculations refer to steel specialist and structural engineers details

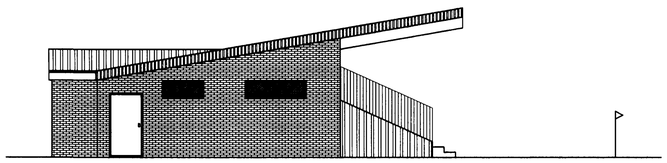




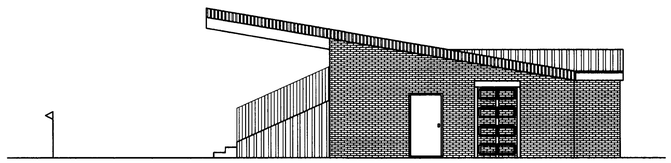
Proposed North Elevation



Proposed South Elevation



Proposed East Elevation



Proposed West Elevation

REV.	REVISION NOTE	REV.DATE	REV.BY

Note: No dimensions are to be scaled from this drawing. All dimensions stated must be checked on site. Errors, discrepancies and inconsistencies must be notified to the Contract Administrator immediately.

Client:
Sussex F.A. Ltd
Lancing Football Club
Culver Road, Lancing
West Sussex BN15 9AX

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Arc/638/07
DATE RECEIVED 03 JUL 2007

Site Address:
Lancing Football Club
Culver Road
Lancing
West Sussex BN15 9AX

Drawing No.	Rev.	Scale:	Scale checked by:
H2156/21	-	1/100	

Drawing Title:
Stand
Plans and Elevations
Proposed

Drawn by: LB

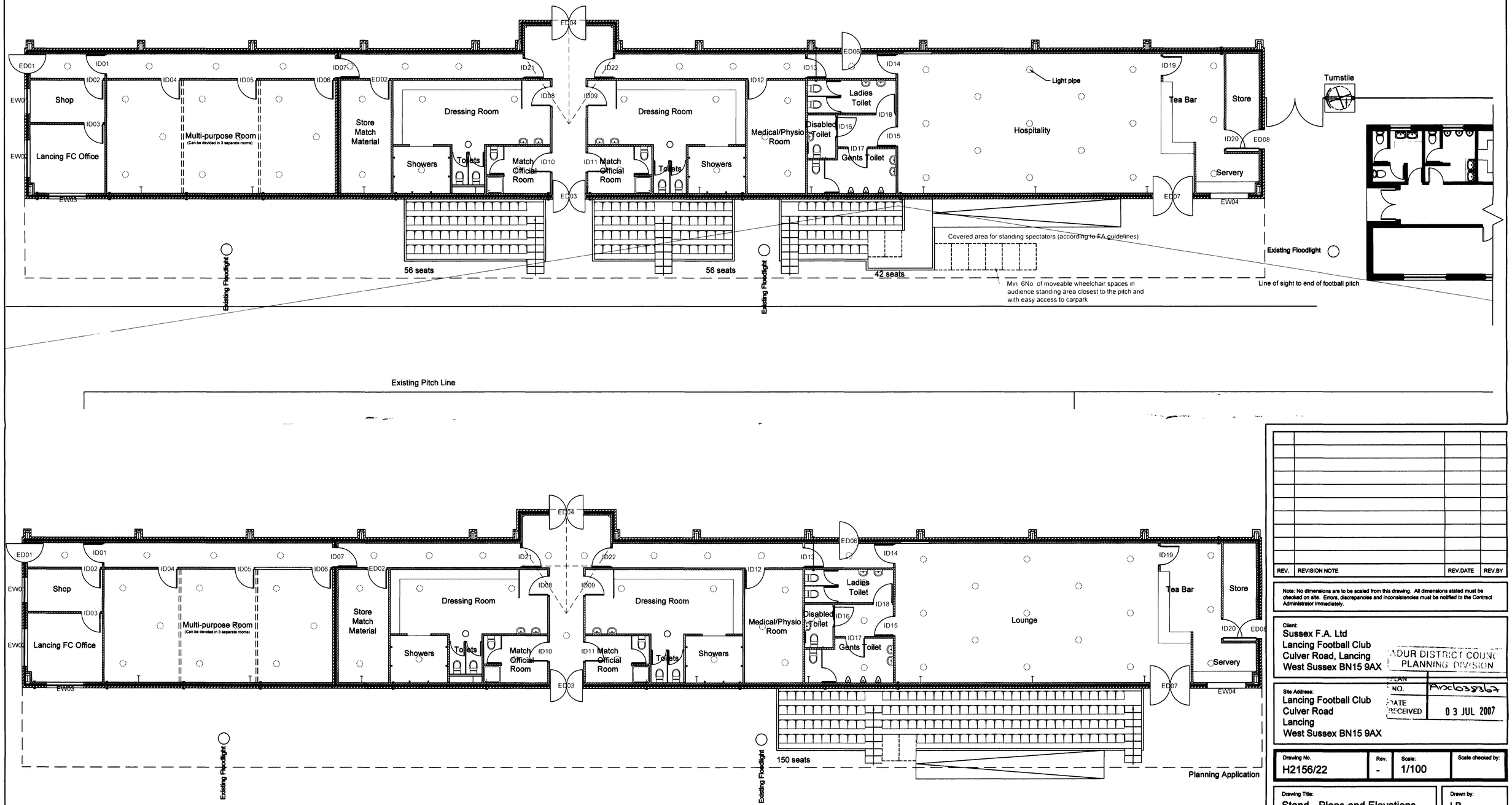
Date drawn: 08.06.07

Gould
CHARTERED SURVEYORS

Suite 2, Grosvenor Hall, Bolnore Road
Haywards Heath, West Sussex RH16 4BX
Tel: (01444) 452 904 Fax: (01444) 459088
e-mail: hh@gouldco.co.uk

Museum House, Museum Street
London WC1A 1JT
Tel: (020) 7637 8951 Fax: (020) 7636 0850
e-mail: lon@gouldco.co.uk

www.gouldco.co.uk



REV.	REVISION NOTE	REV.DATE	REV.BY

Note: No dimensions are to be scaled from this drawing. All dimensions stated must be checked on site. Errors, discrepancies and inconsistencies must be notified to the Contract Administrator immediately.

Client:
Sussex F.A. Ltd
Lancing Football Club
Culver Road, Lancing
West Sussex BN15 9AX

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Ad/0338/07
DATE RECEIVED 03 JUL 2007

Site Address:
Lancing Football Club
Culver Road
Lancing
West Sussex BN15 9AX

Drawing No.	Rev.	Scale:	Scale checked by:
H2156/22	-	1/100	

Drawing Title:
Stand - Plans and Elevations
Planning Application vs
Proposed Amendment

Drawn by: LB

Date drawn: 08.06.07

Gould
CHARTERED SURVEYORS

Suite 2, Grosvenor Hall, Bolnore Road
Haywards Heath, West Sussex RH16 4BX
Tel: (01444) 452 604 Fax: (01444) 459088
e-mail: hh@gouldco.co.uk

Museum House, Museum Street
London WC1A 1JT
Tel: (020) 7637 8951 Fax: (020) 7636 0850
e-mail: lon@gouldco.co.uk

www.gouldco.co.uk