Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc/0413/08
DATE RECEIVED 08 SEP 2008

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	MIKE
Last name:	WATSON
Company (optional):	ADUR OUTDOOR ACTIVITY CENTRE
Unit:	
House number:	
House suffix:	
House name:	ADUR OUTDOOR ACTIVITY CENTRE
Address 1:	BRIGHTON ROAD.
Address 2:	
Address 3:	
Town:	SHOREHAM-BY-SEA
County:	WEST SUSSEX
Country:	ENGLAND
Postcode:	BN43 5LT

2. Agent Name and Address

Title:	MR
First name:	SAM
Last name:	MASTERS
Company (optional):	GARY JONES ASSOCIATES
Unit:	
House number:	21
House suffix:	
House name:	
Address 1:	CARLTON CRESCENT
Address 2:	
Address 3:	
Town:	SOUTHAMPTON
County:	HAMPSHIRE
Country:	ENGLAND
Postcode:	SO15 2ET.

3. Description of the Proposal

Please describe the proposed development, including any change of use:

- CONSTRUCTION OF SINGLE STOREY PLANTROOM EXTENSION TO REAR OF EXISTING BUILDING.
- INSTALLATION OF GROUND SOURCE HEAT PUMP TO PROPOSED PLANT ROOM PLUS THE ADDITION OF 8 N° 122mm Ø BOREHOLES UNDER THE GRASS AREA DIRECTLY BEHIND THIS CONSTRUCTION.
- INSTALLATION OF 35 PHOTOVOLTAIC & 24 SOLAR HOT WATER PANELS WITH DIMENSIONS 1318 x 994 x 46mm & 2009 x 1040 x 74mm RESPECTIVELY, INCLINED AT AN ANGLE OF 35° ON THE MAIN FLAT ROOF.

Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: ADUR OUTDOOR ACTIVITY CENTRE

Address 1: BRIGHTON ROAD

Address 2:

Address 3:

Town: SHOREHAM-BY-SEA

County: WEST SUSSEX

Postcode (optional): BN43 5LT

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? [X] Yes [ ] No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: [ ]

Officer name: CARLOS MONE

Reference:

Date (DD/MM/YYYY): (must be pre-application submission) 04/08/08

Details of pre-application advice received?

- RELEVANT POLICY GUIDANCE
- NEED FOR DESIGN ACCESS STATEMENT

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? [ ] Yes [X] No

Is a new or altered pedestrian access proposed to or from the public highway? [ ] Yes [X] No

Are there any new public roads to be provided within the site? [ ] Yes [X] No

Are there any new public rights of way to be provided within or adjacent to the site? [ ] Yes [X] No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? [ ] Yes [X] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? [ ] Yes [ ] No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? [ ] Yes [ ] No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? [ ] Yes [X] No

If Yes, please provide details:

N/E THIS STEP IS CURRENTLY BEING ORGANISED, AND IS FULLY INTENDED

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? [ ] Yes [X] No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		BLOCKWORK WITH EXTERNAL RENDERING, AND WHITE FINISH AS EXISTING BUILDING	☐	☐	
Roof		FLAT ROOF	☐	☐	
Windows			☒	☐	
Doors		LOUVERED WOODEN PANELED, DOUBLE DOORS	☐	☐	
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing			☒	☐	
Lighting			☒	☐	
Others (please specify)			☒	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PLEASE SEE DRAWING SET 1751 17/100.... NUMBERS 1-6 AND ATTACHED ACCESS STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	15	NO CHANGES	
Light goods vehicles/ public carrier vehicles			
Motorcycles		N/A	
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

[X] Yes [ ] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [X] Yes [ ] No

Will the proposal increase the *flood risk elsewhere*? [ ] Yes [X] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [X] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [X] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [X] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [X] No

15. Existing Use

Please describe the current use of the site:

OUTDOOR ACTIVITIES CENTRE

Is the site currently vacant? [ ] Yes [X] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [X] No

Land where contamination is suspected for all or part of the site? [ ] Yes [X] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [X] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [X] Yes [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [ ] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: *Trees in relation to construction* - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [X] No

If Yes, please describe the nature, volume and means of disposal of *trade effluents or waste*

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals *(a + b + c + d + e + f + g) =*								A

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals *(a + b + c + d + e + f + g) =*								B

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals *(a + b + c + d + e + f + g) =*								C

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals *(a + b + c + d + e + f + g) =*								D

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals *(a + b + c + d + e + f + g) =*								E

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals *(a + b + c + d + e + f + g) =*								F

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals *(a + b + c + d + e + f + g) =*								G

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals *(a + b + c + d + e + f + g) =*								H

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	10	12	12.5/13	
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
OUTDOOR ACTIVITY CENTRE	9am - 10PM	9AM - 5PM	9AM - 5PM	

22. Site Area

Please state the site area in hectares (ha) 0.7 ha

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	08/08/08

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 08/08/08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☒

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☒

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

3 copies of a design and access statement: ☒

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☒

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 08/08/08 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
0044	[redacted]	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
0044	07350366 9122	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: [redacted]

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	08/08/08

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 08/08/08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☒	The correct fee:	☒
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☒	3 copies of a design and access statement:	☒
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☒	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☒
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☒

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 08/08/08 (date cannot be pre-application)

ADUR DISTRICT COUNCIL
PLANNING
AN No. AD/04/3108
DATE RECEIVED 0 8 SEP 2008

ADDITIONAL INFORMATION

ADUR OUTDOOR ACTIVITY CENTRE

1.0 Boreholes:

At the Adur Outdoor Activity Centre a 43kW has been proposed for installation. Inclusive to this proposal is the addition of a set of ground source bore-holes. The location of these boreholes can be seen on the issued drawing **1751/M/001.**

In total eight boreholes are proposed, each containing double u-shaped tubular probes, and equally spaced 6m apart. The boreholes have been calculated to require an area of approximately 108sqm assuming a heat extraction of 50W per meter of double u-shaped probe. Using the space designated on the aforementioned drawing this equates to 91m deep boreholes of 122mm diameter. The distance from the grass finish to the top of the boreholes and connecting pipework will be 1m, and the infill on top of the pipes will be with the existing removed material.

2.0 Flood Risk Assessment:

We have been informed that the proposed plant room is in a 'Flood Risk Zone 3' area. Therefore, in order to manage the flood risk, the plant-room floor is proposed to be built at a height of 300mm above the known 0.5% tidal and coastal flood level of 4.9m AOD. The closest spot height data available shows the ground at the base of the proposed area to be at a height of 4.65m AOD, and as such the plant-room floor will be built at a height of 550mm above ground level. This can be seen on the included drawings **1751/M/004 rev P3** and **1751/M/006 rev P3.**

N.B. The data stated for ground height and 0.5% flood risk level were obtained from the environment agency and can be confirmed by the two emails attached to this document. For further information about this data please contact:

Keeley Mowatt,
Development Control Officer
Environment Agency
Solent & South Downs Area
Direct Dial: 01903 703948
Email: keely.mowatt@environment-agency.gov.uk
Guildbourne House, Worthing, BN11 1LD.

Sam Masters

From: Mowatt, Keely [keely.mowatt@environment-agency.gov.uk]
Sent: 03 September 2008 10:29
To: Sam Masters
Subject: RE: Plant Room at Shoreham

Sam,

The land levels here are in the vicinity of 4.5mAOD. The closest spot height to the plant room is 4.65mAOD. I think if you can just raise it up 300mm or something like that, and waterproof it as much as possible.

Given what you are doing, we would not want you to apply for consent for the plant room, as you are not encroaching any closer to the Adur than the current building. The boreholes will still need consent as I mentioned in my earlier email. If you want to discuss these, please contact us.

Regards

Keely

Development Control Officer

Environment Agency
Solent & South Downs Area

Direct Dial: 01903 703948
Email: keely.mowatt@environment-agency.gov.uk
Web: www.environment-agency.gov.uk
Guildbourne House, Worthing, BN11 1LD

From: Sam Masters [mailto:sam.masters@GJAL.CO.UK]
Sent: 03 September 2008 09:25
To: Mowatt, Keely
Subject: FW: Plant Room at Shoreham

Click here to report this email as spam.

Sorry just realized that didn't actually attach the drawing

Hi Keely,
Here is that drawing I said I would send. You can see that the plant room is indicated with an arrow and note. It was just the ground level in these areas that I required.
Cheers S.A.M.

From: Mowatt, Keely [mailto:keely.mowatt@environment-agency.gov.uk]
Sent: 21 August 2008 16:11
To: Sam Masters
Cc: Deacon, Simon
Subject: Plant Room at Shoreham

Sam,

Further to our conversation regarding the boreholes and plant room at this site.

I think there are 2 options here, as it is probably unreasonable to raise floor levels above the flood level for this type of building, so you would be looking at flood resilience.
The first is to raise all the electrical equipment above the predicted flood level. The question here is how long you would expect the building to be there.
Normally we would work on a 60 year lifespan for non residential development. The 1 in 200 surge tide level for Shoreham for the year 2070 is 4.9mAOD.
The other option is to waterproof the building - I guess you placing any air vents well above the flood level could be a way to do this. I suppose that an air brick type of thing to cover the vents in the event of flood would be impractical.

With regard to the boreholes, I think we need to understand what you intending to do and why. Our concern is that the recreation ground is a former landfill site, and the proximity to the flood defences. It may be that a site meeting would be the best way to do this.

If you wish to discuss please contact me on the number below, and you can talk to Simon Deacon about the contamination issues on 01903 703916.

Regards

Keely

Development Control Officer

Environment Agency
Solent & South Downs Area

Direct Dial: 01903 703948
Email: keely.mowatt@environment-agency.gov.uk
Web: www.environment-agency.gov.uk
Guildbourne House, Worthing, BN11 1LD

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Sam Masters

From: Mowatt, Keely [keely.mowatt@environment-agency.gov.uk]
Sent: 21 August 2008 16:11
To: Sam Masters
Cc: Deacon, Simon
Subject: Plant Room at Shoreham

Sam,

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I think there are 2 options here, as it is probably unreasonable to raise floor levels above the flood level for this type of building, so you would be looking at flood resilience.
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If you wish to discuss please contact me on the number below, and you can talk to Simon Deacon about the contamination issues on 01903 703916.

Regards

Keely

Development Control Officer

Environment Agency
Solent & South Downs Area

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ADUR DISTRIC COUNCIL
PLANNING DI ON
PLAN No. A/dd/13/08
DATE RECEIVED 0 8 SEP 2008

Design Access Statement
ADUR OUTDOOR ACTIVITY CENTRE

Design Process:

The Adur Outdoor Activities Centre, situated on the banks of the River Adur at Shoreham, offers a wide range of outdoor and adventure activities for young people from school, college & youth groups. There are residential, social and conference facilities available for groups. Adult groups and individuals can also use the centres climbing wall and boating facilities. Within these courses the staff put a large emphasis on educating the patrons about ecology, and the necessity to protect and maintain our natural surroundings. For example one particular activity is focused on the sustainable aspects of the river, and includes local mud surveys.

Many of the Building Services currently installed at the AOAC have now reached the end of their life, with many now inoperative or highly inefficient, and as such it has been deemed necessary to overhaul and modernize these systems. In line with the ecologically biased nature of the centre, the main aim of the refurbishment has been set as making the centre as sustainable as possible. After the refurbishments it is intended that aspects of the buildings sustainable services will be taught to students alongside the existing environmental surroundings education.

This application is for

1. The construction of a single storey, mono-pitched roof, plant-room extension to the rear of the existing building (As shown on drawings **1751/M/004, 1751/M/006**). This extension is a necessary addition for this project as the existing plant-room area is too small to house the necessary equipment planned to make this project sustainably viable. The plant rooms proposed location is to the rear of the main buildings and, although intended to be designed as aesthetically pleasing as possible, is therefore sited in accordance with local policy **AC1** in order to minimize noise disturbance and visual intrusion. Furthermore, as the centre is situated in Adur Recreation Ground on the Adur District Council proposals map, it should be noted that in line with policy **AR1** the area shall continue to be used for public recreation purposes. As the extension is small, of similar visual appearance to the surrounding buildings, and designed for a sustainable purpose it shall not adversely affect the wildlife interests of the SSSI and so abides by policy **AR17.**

2. The installation of a Ground source heat pump to the proposed plant-room plus the addition of 8N° 122mm Ø boreholes under the grass area directly behind this construction (see site plan drawing **1751/M/001**). A ground source heat pump was proposed for this project due to its high seasonal efficiency over the conventional oil-fired boilers it is replacing- approximately 300% and 90% respectively. Combined with the proposed Solar Hot Water panels (see below) this system will provide 100% of the heating, and hot water load of the building via renewable sources. Accompanied by the fact that the system has a very high efficiency and as such will attain exceptional high BREEAM ratings, the South East Plans policy **EN1** has been considered and significantly bettered. Further-more the grass area proposed for the bore-holes is ideal in size and location for use in a ground source heat pump system. It should be noted that once the pipework has been installed, the boreholes will be refilled so that the appearance of the grass area will appear exactly as it is as present (in line with policies **AR1 and AR17**), and importantly the drainage properties are left unaffected. The boreholes require no maintenance, thus the ground will not be spoiled during their useful lifespan (generally approximated at being at least 20yrs).

3. The installation of 35 PV solar panels, and 24 solar hot water heating panels on the large flat roof of the existing building (see drawing **1751/M/005**). This will provide the full hot water load for the building at all but extreme peak times, and additionally will provide up to a maximum of 6kW of electrical power to the facility. The panels will cover the majority of the main building's roof but will be inclined at angle of 35° so as not to protrude above the existing roofline by more than 1metre. This low protrusion height will significantly reduce the visual impact, and as such minimize adverse impacts on the landscape, wildlife and amenity in the area: this is in line with the South West Plans policy **EN5**. The panels are aligned towards south, and are a minimum distance of 0.9m from any roof edge. With the roof height at 8.5metres the panels will be visible from the ground level at distances over 6m from the building (assuming a 2m tall person). Consideration was made into installing an aesthetically pleasing shroud around the rooftop however it was deemed that this would lower the efficiency of the panels by a highly significant amount, by blocking light, and as such defeat the aim of the panels installation.

Access:

The facility currently has approximately 20 car space (parking space not segmented). The car park is located directly in front of the main double door entrance. This entrance has the necessary additions to make it easily accessible by the young, elderly, and disabled via features such as an available ramp, low entrance step and wide entrance aperture. The information/ reception desk is also located directly adjacent to this entrance and as such any help or information required at the entrance is easily accessible.

No changes are intended to the access of the existing building. It is intended that double doors shall be fitted to the plant-room. This will ease access for equipment installation, as well as for future maintenance needs. Access to the plant-room will only be by specialist engineers during and after the construction period. At all other times the plant-room will remain securely locked. No staff members from the centre will have access to these locks, except the centre manager who will have access to the distribution boards in the event of circuit failure.

OUR DISTRIC COUNCIL
PLANNING DIVISION
PLAN No. A0d0613/08
DATE RECEIVED 08 SEP 2008

Environment Agency

March 2007

Householder and other minor extensions

The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the footprint created by the development does not exceed 250 square metres.

The Environment Agency recommends that:

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Planning Authority that flood risk issues have been addressed as part of the development.

Planning Authorities check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development

Applicant to choose one or other of the flood mitigation measures below.	**Applicant to provide the LPA with the supporting Information detailed below as part of their FRA**	**Applicant to tick one of the boxes below**
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, Flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)	
Or; Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum	✓

Click here for information on flood resilience and resistance techniques

Cumulative impact of minor extensions and the removal of Permitted Development rights.

In circumstances where local knowledge (Strategic Flood Risk Assessment held by the LPA/ letters from the parish council etc.) has indicated that the cumulative impact of minor extensions may have a significant effect on flood risk as highlighted in PPS25 paragraph D14, FRA guidance note 2 can be applied.

End of comment

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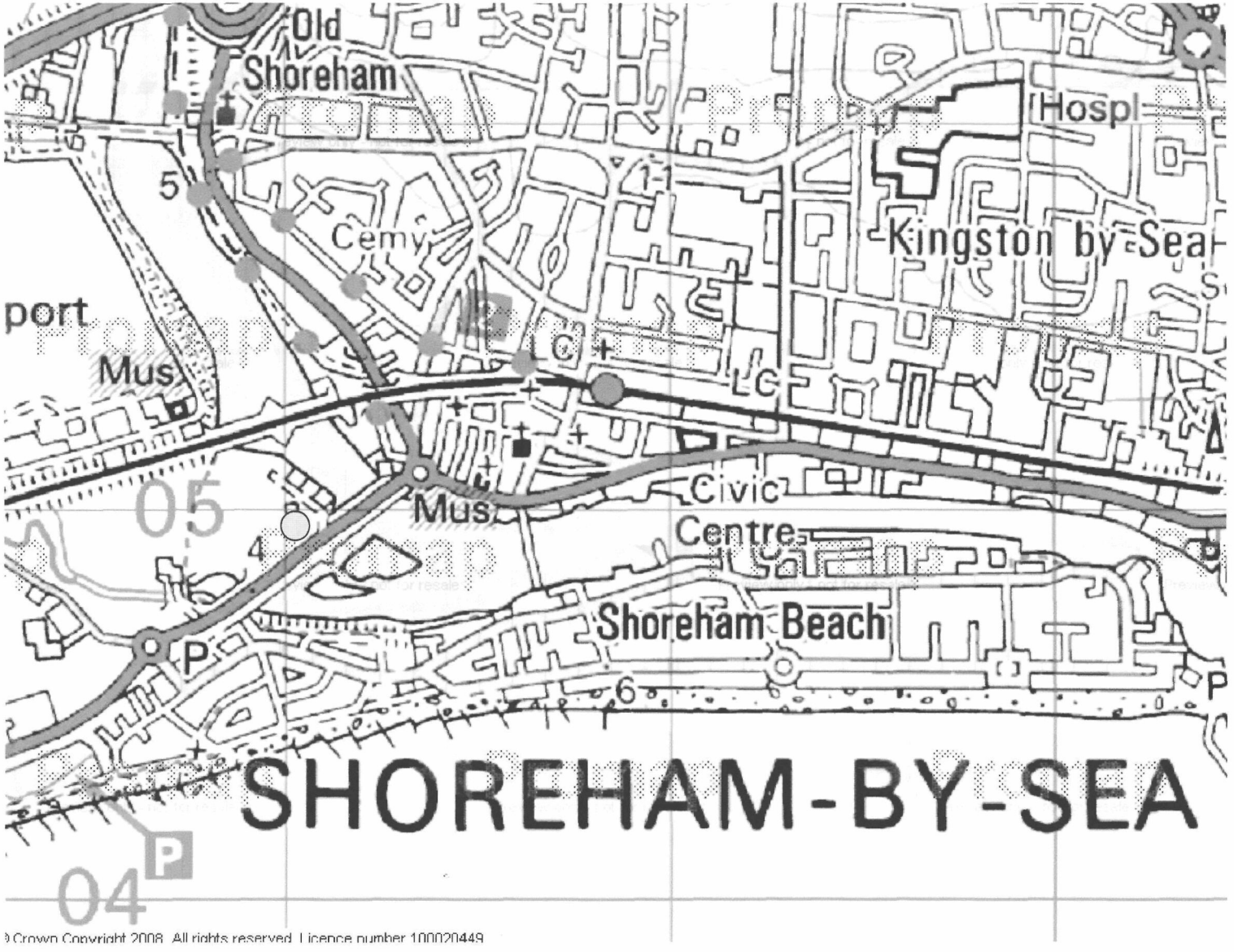

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= DEVELOPEMENT

= DEVELOPEMENT BOUNDARY

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adur 368
DATE RECEIVED 08 SEP 2008

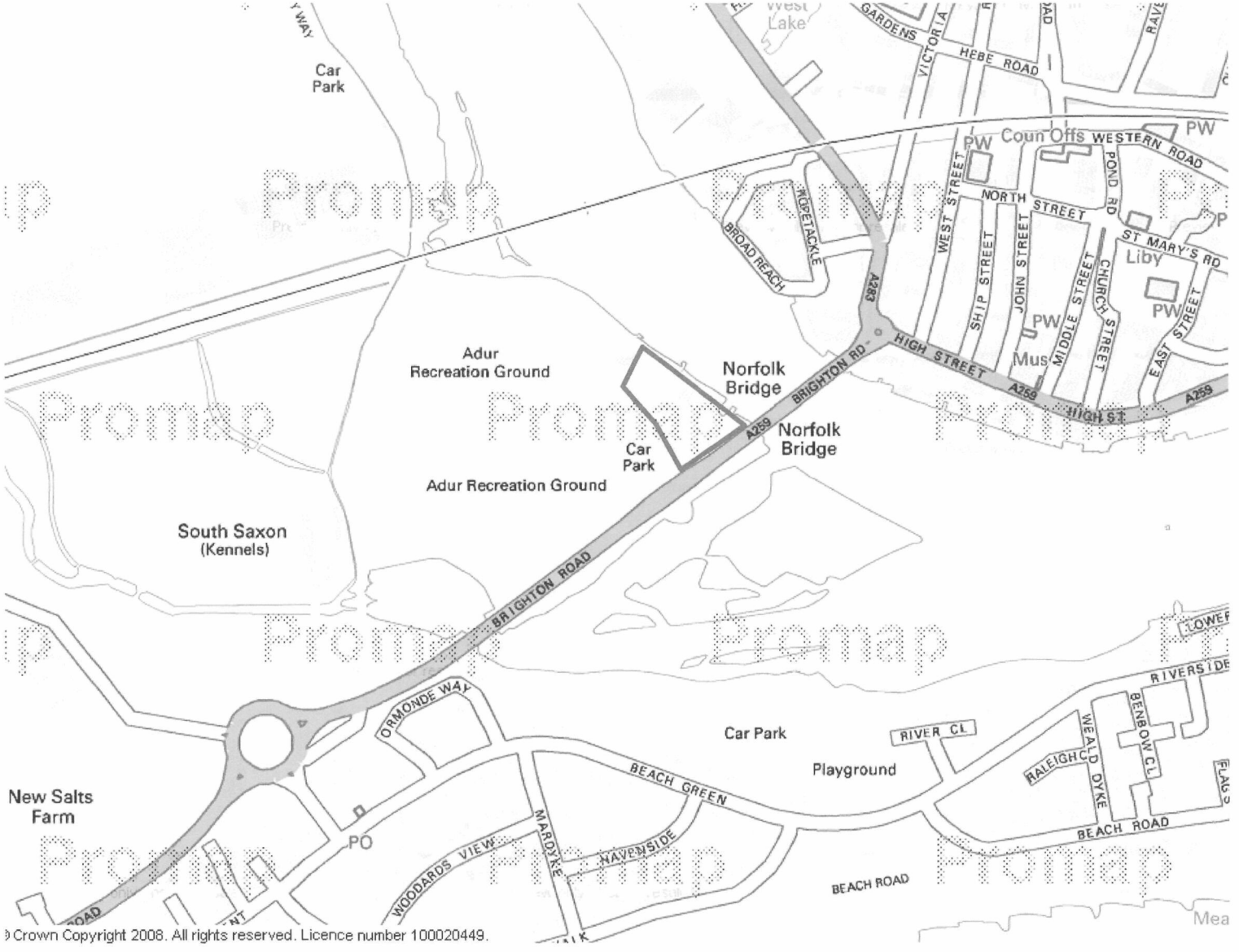
CONSULTANT:
GJA
GARY JONES ASSOCIATES Ltd
21 Carlton Crescent
Southampton
Hampshire
SO15 2ET

PROJECT:

**Adur Outdoor Activities Centre,
Brighton Road, Shoreham-by-Sea
West Sussex, BN43 5LT**

REFERENCE:

1751/LOCATION/001



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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Pac/ac/13/08
DATE RECEIVED 08 SEP 2008

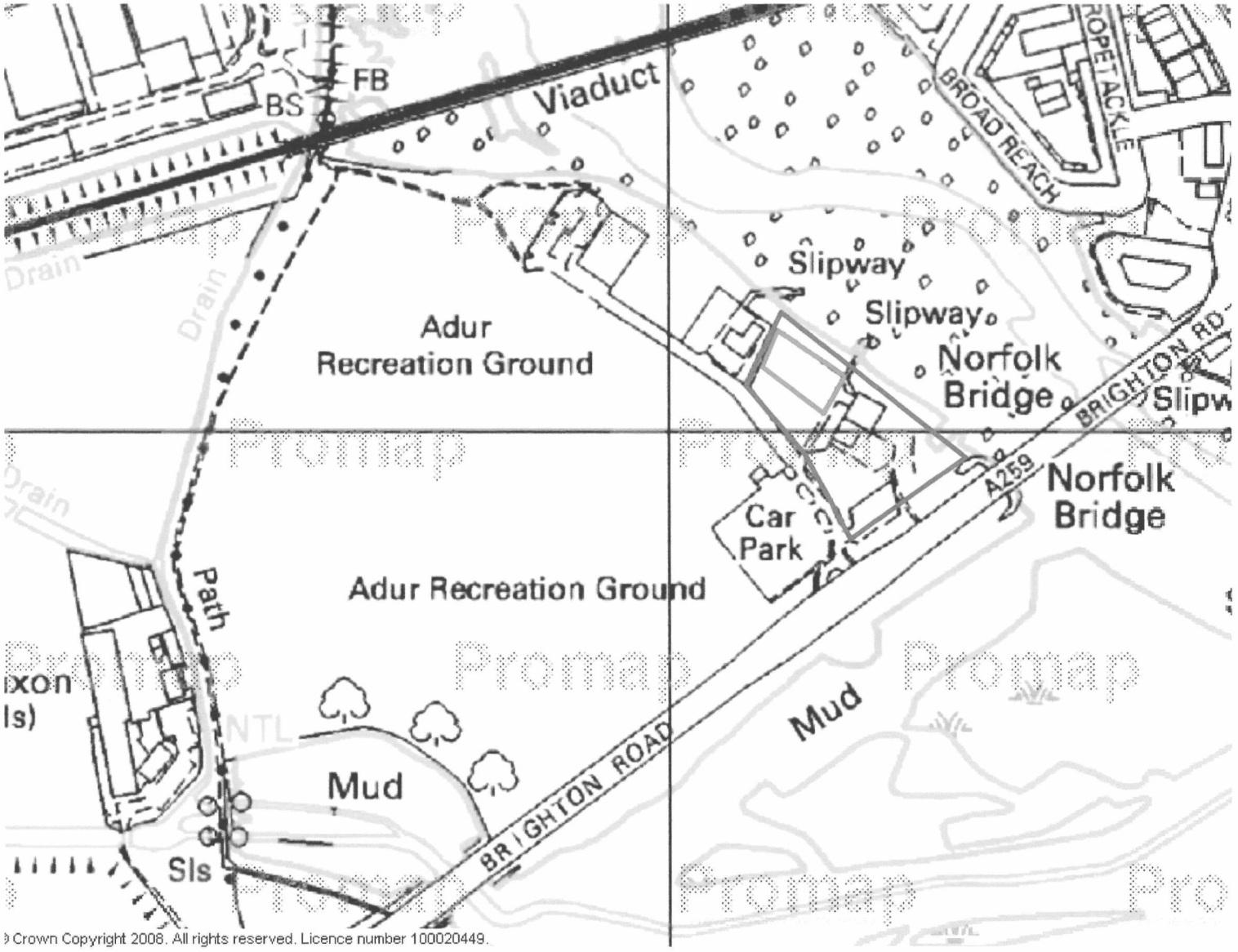
CONSULTANT:
GJA
GARY JONES ASSOCIATES Ltd
21 Carlton Crescent
Southampton
Hampshire
SO15 2ET

PROJECT:

Adur Outdoor Activities Centre, Brighton Road, Shoreham-by-Sea West Sussex, BN43 5LT

REFERENCE:

1751/LOCATION/002



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= DEVELOPEMENT

= OWNERSHIP BOUNDARY

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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. 1004/0413/08
DATE RECEIVED 08 SEP 2008

CONSULTANT:

GJA
GARY JONES ASSOCIATES Ltd
21 Carlton Crescent
Southampton
Hampshire
SO15 2ET

PROJECT:

Adur Outdoor Activities Centre, Brighton Road, Shoreham-by-Sea West Sussex, BN43 5LT

REFERENCE:

1751/LOCATION/003

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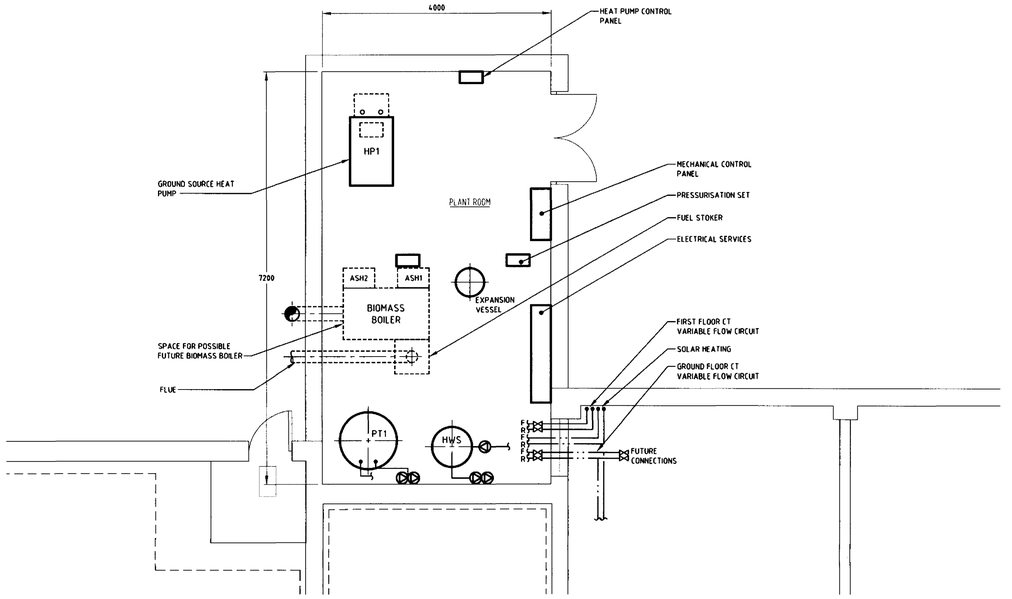
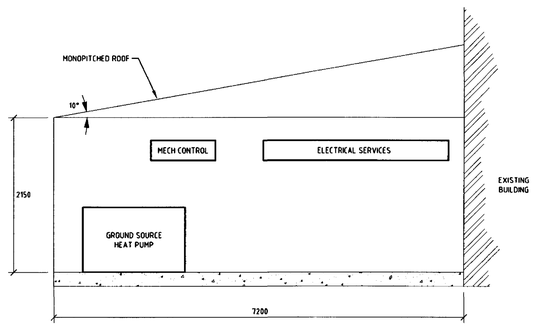
NOTES





PROPOSED WEST ELEVATION

PLANNING D...
PLAN No. AOdur308
DATE RECEIVED 0 8 SEP 2008

Rev	Description	Date	Checked
P2	PRELIMINARY ISSUE	SEP 08	SM
P1	PRELIMINARY ISSUE	AUG 08	SM

AMENDMENT RECORD

GARY JONES ASSOCIATES LIMITED
BUILDING SERVICES CONSULTING ENGINEERS

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Southampton
SO15 2ET
Telephone: 023 80366922
Facsimile: 023 80366923
E-Mail: info@gjal.co.uk
Web: www.gjal.co.uk

Project
WEST SUSSEX COUNTY COUNCIL
ADUR OUTDOOR CENTRE

Drawing Title
GROUND FLOOR PROPOSED GS HEAT PUMP AND SOLAR HEATING PLANT ROOM LAYOUT AND ELEVATION

Project Manager		Engineer
GARY JONES ASSOCIATES		S MASTERS
Scale	Drawn	Date
1:50	M JONES	AUG 08
Architect		
Checked		Date

Drawing No
1751/M/004

Revision P1 P2

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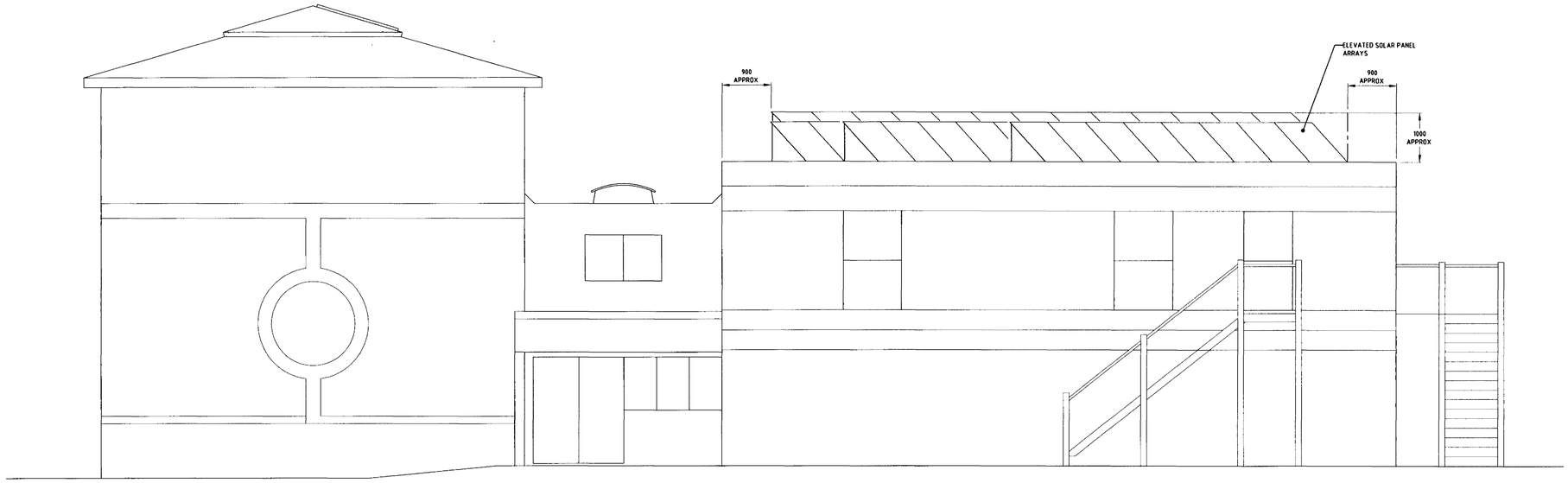
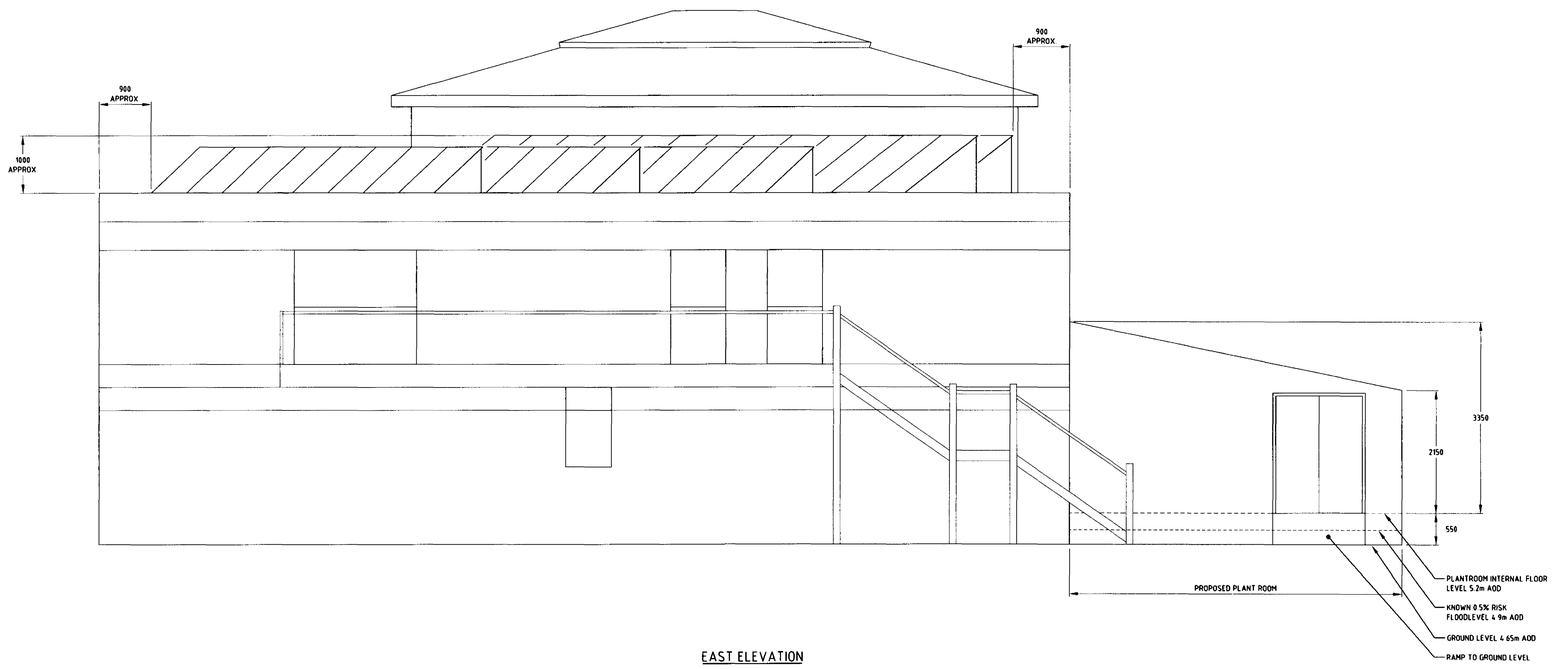


SOUTH ELEVATION



EAST ELEVATION

Rev	Description	Date	Checked
P3	PROPOSED PLANTROOM FLOOR RAISED	SEP 08	SM
P2	EAST ELEVATION ADDED	AUG 08	SM
P1	PRELIMINARY ISSUE	AUG 08	SM

AMENDMENT RECORD

GARY JONES ASSOCIATES LIMITED
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Web: www.gjal.co.uk

PLANNING DIVISION
PLAN No. Ad/01/3/08
DATE RECEIVED 08 SEP 2008

Project
WEST SUSSEX COUNTY COUNCIL
ADUR OUTDOOR CENTRE

Drawing Title
PROPOSED ELEVATIONS

Project Manager		Engineer
GARY JONES ASSOCIATES		S MASTERS
Scale 1:50	Drawn M JONES	Date AUG 08
Architect		
Checked		Date

Drawing No
1751/M/006

Revision P1 P2 P3

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1751M001

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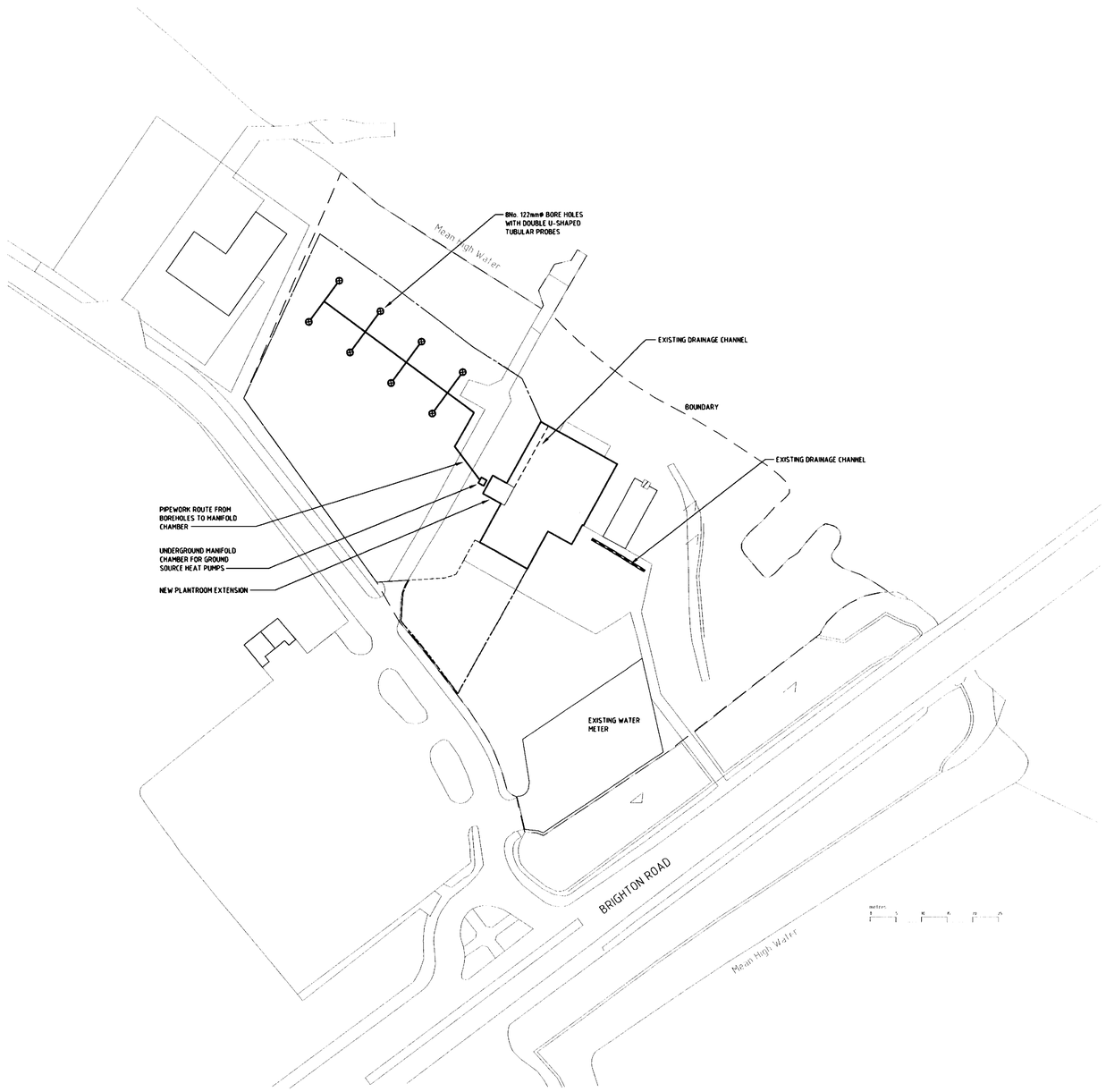

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adur/362
DATE RECEIVED 08 SEP 2008

Rev	Description	Date	Checked
P1	PRELIMINARY ISSUE	JUL 08	GJ

AMENDMENT RECORD

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Web: www.gjal.co.uk

Project
WEST SUSSEX COUNTY COUNCIL
ADUR OUTDOOR CENTRE

Drawing Title
SITE PLAN
BORE HOLE ARRANGEMENT

Project Manager		Engineer
GARY JONES ASSOCIATES		G JONES
Scale	Drawn	Date
1:500	P HARMS	JUL 08
Architect		
Checked		Date

Drawing No
1751/M/001

Revision P1

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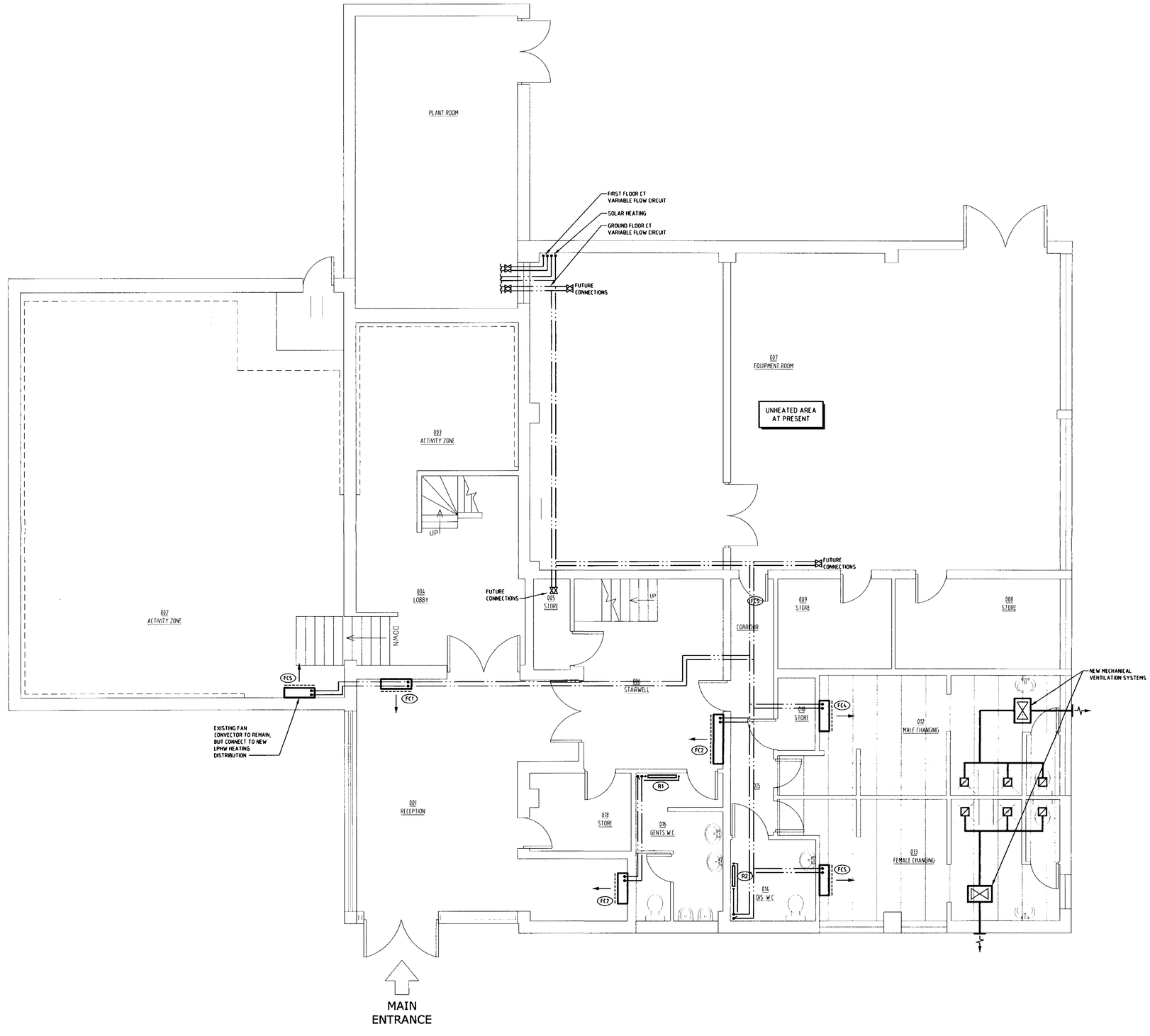
Cad Ref
1751M002

NOTES

North

LEGEND OF SYMBOLS

- FAN CONVECTOR
- RADIATOR
- EXTRACT GRILLE
- PIPEWORK AT LOW LEVEL
- PIPEWORK IN CEILING VOID



Rev	Description	Date	Checked
P3	PRELIMINARY ISSUE	AUG 08	SM
P2	DRG WAS 1751/SK/001 PLANT ROOM ADDED	AUG 08	GLJ
P1	SKETCH PROPOSAL	MAR 08	GLJ

AMENDMENT RECORD

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Web: www.gja.co.uk

PLANNING
PLAN No. Adc/0008
DATE RECEIVED 08 SEP 2008

Project
WEST SUSSEX COUNTY COUNCIL
ADUR OUTDOOR CENTRE

Drawing Title
GROUND FLOOR
PROPOSED HEATING SYSTEM

Project Manager		Engineer
GARY JONES ASSOCIATES		S MASTERS
Scale	Drawn	Date
1:50	M JONES	AUG 08
Architect		
Checked		Date

Drawing No
1751/M/002

Revision P1 P2 P3

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Cad Ref
1751M003

NOTES

North

LEGEND OF SYMBOLS

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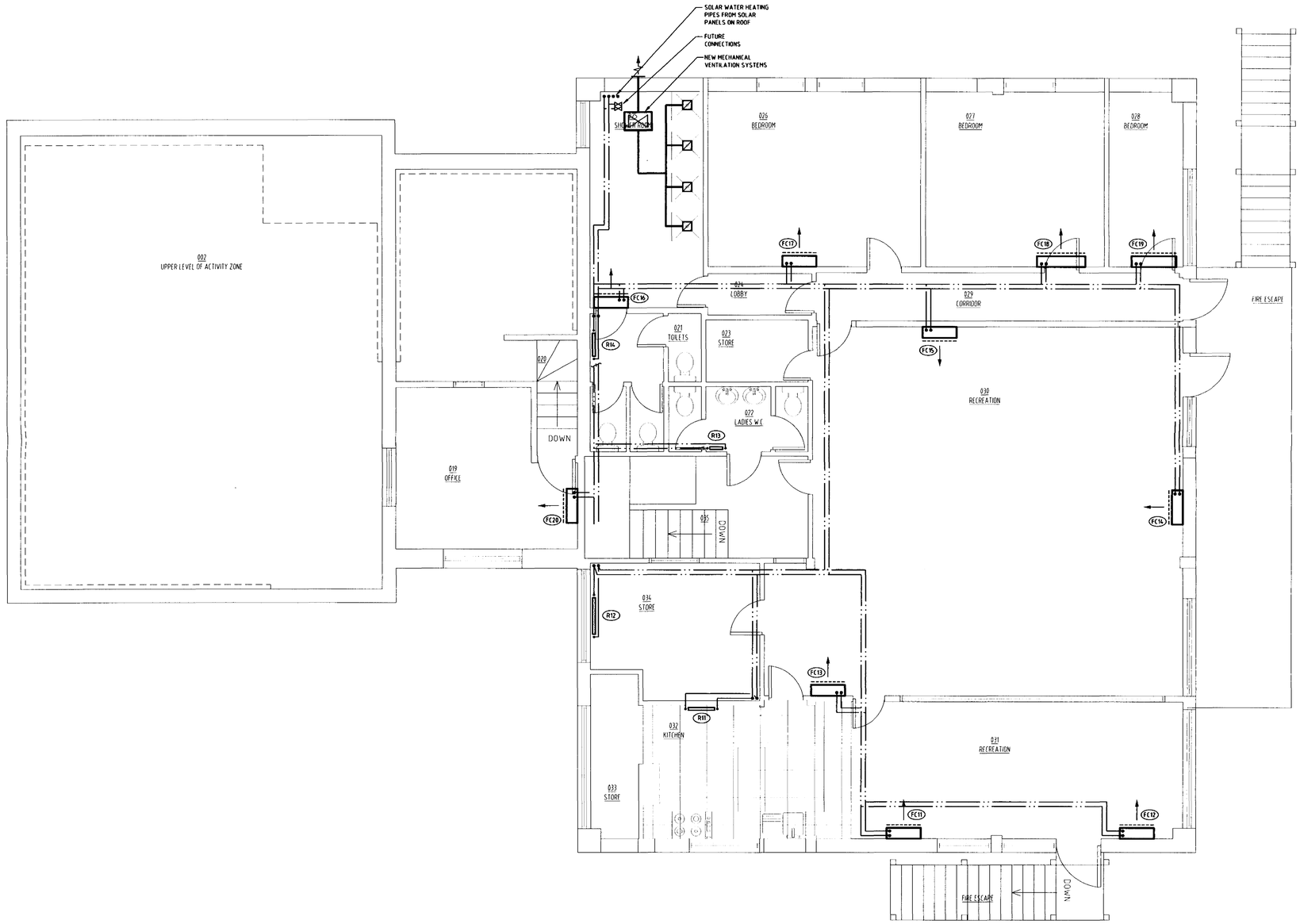
- RADIATOR
- EXTRACT GRILLE
- PIPEWORK AT LOW LEVEL
- PIPEWORK IN CEILING VOID



Rev	Description	Date	Checked
P1	SKETCH PROPOSAL	MAR 08	GJ

AMENDMENT RECORD

GARY JONES ASSOCIATES LIMITED
BUILDING SERVICES
CONSULTING ENGINEERS

21, Carlton Crescent
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Facsimile: 023 80366923
E-Mail: info@gjal.co.uk
Web: www.gjal.co.uk

Project
WEST SUSSEX COUNTY COUNCIL
ADUR OUTDOOR CENTRE

Drawing Title
FIRST FLOOR
PROPOSED HEATING SYSTEM

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Schedule3
DATE RECEIVED 08 SEP 2008

Project Manager		Engineer
GARY JONES ASSOCIATES		S MASTERS
Scale	Drawn	Date
150	M JONES	AUG 08
Architect		
Checked		Date

Drawing No
1751/M/003

Revision **P1**

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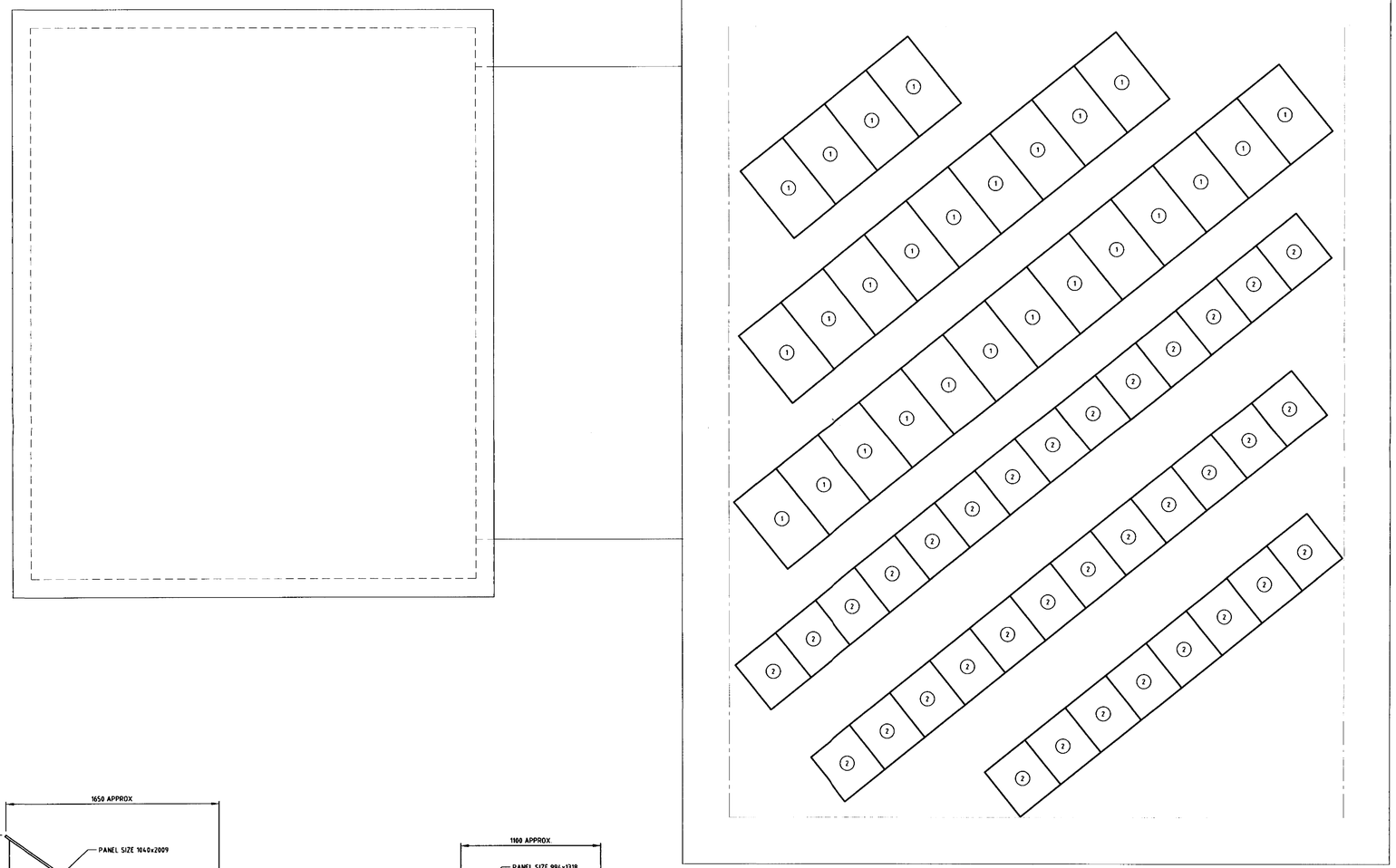
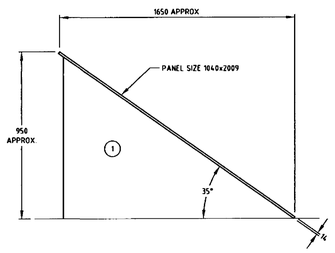
Cad Ref
1751M005

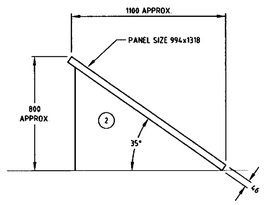
NOTES





GENER SYS 1450 FLATPLATE VACUUM SOLAR COLLECTOR
1:20 APPROX.

MAX. PANEL OUTPUT - 1400W
MAX. OUTPUT FOR 26 PANEL ARRAY - 36.4kW
APPROX.



SHARP ND SERIES SOLAR PANEL
1:20 APPROX.

MAX. PANEL OUTPUT - 170W
MAX. OUTPUT FOR 34 PANEL ARRAY - 5.75kW
APPROX.

Rev	Description	Date	Checked
P1	PRELIMINARY ISSUE	AUG 08	SM

AMENDMENT RECORD

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CONSULTING ENGINEERS

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Project
WEST SUSSEX COUNTY COUNCIL
ADUR OUTDOOR CENTRE

Drawing Title
PROPOSED ROOF LAYOUT

PLANNING DIVISION
PLAN NO. A/61/08
DATE RECEIVED 08 SEP 2008

Project Manager		Engineer
GARY JONES ASSOCIATES		S MASTERS
Scale	Drawn	Date
1:50	M JONES	AUG 08
Architect		
Checked		Date

Drawing No
1751/M/005

Revision **P1**

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