Form Ref. No. 220866

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/0166/07
Date Received 03 APR 2007
Fee 530
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	WEST SUSSEX COUNTY COUNCIL
Telephone	C/O AGENT
Email	C/O AGENT

Do you have an agent? YES

Address	West Sussex County Council
	The Tannery
	Westgate
	Chichester
	West Sussex
Postcode	PO19 3RJ

Agent's Details

Title	MR
Forenames	DAVID
Surname	SEAMAN
Telephone	01243 514131
Email Address	office@the-seaman-partnership.co.uk

Address	UNIT 2, MARTINS BARN
	BIRDHAM ROAD
	CHICHESTER
	WEST SUSSEX
Postcode	PO20 7BX

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

ELMCROFT, CROFT AVENUE, SOUTHWICK

Does the applicant own or control any adjoining land? NO

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

Area of site (Hectares): .18

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. 12 FLATS

Description of proposed development: DEMOLITION OF EXISTING CAREHOME AND ERECTION OF 12 NO. 2 BED FLATS AND ASSOCIATED EXTERNAL WORKS

(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

If vacant, the last use CAREHOME

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? N/A 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? SOAKAWAYS

(ii) How will foul sewage be disposed of? MAINS SEWER (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.

N/A

Details of Proposal

Is the proposal related to an existing use on or near the site? NO

If 'Yes', please explain the relationship N/A

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? NO

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

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (Allow for any space lost)
What is the amount of industrial floor space?	N/A		
What is the amount of office floor space?	N/A		
What is the amount of retail floor space?	N/A		
What is the amount of storage or warehousing floor space?	N/A		
Other Use 1 (please specify)	2100sq.m		
Other Use 2 (please specify)	N/A		
TOTALS	2100sq.m		

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**	N/A					
(ii) **How many new staff will be employed on the site as a result of the development?**	N/A					
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***	N/A					

*and details of the premises affected. N/A

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business: N/A

Public floor space (Total): N/A

Seating capacity: N/A

Bar floor area (sq.m): N/A

Single bedrooms: N/A

Double bedrooms: N/A

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

SEE DWG. TSP194/05a

State number of car spaces: 14

and Lorry spaces: N/A

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

Please include all vehicles: N/A

Separately specify those used by employees driving to work: N/A

Waste

What is the nature of disposal of any trade effluents or trade refuse? N/A

What is the volume of any trade effluents or trade refuse? N/A

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

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

If 'Yes', please indicate N/A

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
SURVEY SITE PLAN	6230107	1:100
LOCATION & BLOCK PLAN	TSP194/01a	1:500 & 1:1250
PROPOSED SITE LAYOUT	TSP194/05b	1:100
PROPOSED ELEVATION TO CROFT AVENUE	TSP194/06	1:100

Fees

If a fee is submitted, please give the amount 530 Calculated Fee 530

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

Signed: David Seaman WEST SUSSEX COUNTY COUNCIL

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: David Seaman Date: 19/03/07.

On behalf of: WEST SUSSEX COUNTY COUNCIL

TSP194

Design & Access Statement for the Proposed Development of the Former Elmcroft Care Home Site, Croft Avenue, Southwick into 12 No. 2 Bed/3 Person Flats together with Ancillary Car Parking & Landscaping

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Ad/0166/07
DATE RECEIVED	03 APR 2007

1.00 Context

The site is situated adjacent to central Southwick off Croft Avenue which leads to the recreation park serving Southwick Leisure Centre & the Adur Indoor Bowls Centre. Croft Avenue is a very pleasant residential road serving two-storey detached & semi-detached properties to the south & east of the proposed development site (see photos 1 & 2). To the west of the site is Manor House garden which is a recreational space with dense tree planting & a flint boundary wall (see Photo 3). To the north is the Manor House, Sherwood House & Michealmas, all of which are substantial properties in large plots with the rear wall of Michaelmas being circa 25m from the northern boundary of the site.

The existing Care Home building is a substantial 3-storey flat roofed building with car parking to the frontage. The building is set back broadly in line with the adjacent residential properties to the east & extends to almost the full width of the site east & west (see photos 4 & 5) with a rear 'leg' extending

close to the northern boundary. Both the east & west elevations are substantially glazed (see Photos 6 & 7), which allows substantial overlooking to the garden areas of the properties to the east, particularly Nos. 15, 17 & 19 Croft Avenue. In addition due to the height of the existing building No. 15 Croft Avenue will be overshadowed & lose late afternoon & evening sun to the rear garden area.

2.00 Amount/Layout

The development proposes a total of 12 No.2 bed/3 person flats which with a site measuring 0.18ha gives an overall site density of circa 67 units/ha. which we believe this is justifiable with a site in this type of sustainable location.

In terms of parking, the scheme is parked at 1 space/unit with the provision of 2 visitors parking spaces. The scheme proposes a substantial reduction in terms of built form on the site by omitting the rear 'leg' of the existing building. This will ensure there is no overlooking & as demonstrated by the 45° line indicated on the site plan will greatly reduce the amount of overshadowing particularly in the garden area to No.15 Croft Avenue. Similarly the proposal is 14m from the northern boundary which is not dissimilar to the main part of the existing building & is a considerable improvement with the removal of the existing rear 'leg'.

3.00 Scale

The proposal is for a 2 ½ storey building with a pitched roof. Whilst accepting that the proposed ridge line will be higher than the existing 3 storey flat roofed building, we would note that firstly the footprint of our proposal is substantially less than the existing building. Secondly by not replicating the rear leg of the existing building we greatly improve the setting of No.15 Croft Avenue in terms of removing the issue of overlooking & overshadowing. Finally the proposals are set further back from the east & west boundaries & with partially hipped roofs we believe that overall the scale & massing will be significantly less than currently exists (see Photo 8).

4.00 Landscaping

The site has had the benefit of an accurate Topographical Survey with all the mature existing trees on site accurately surveyed. The layout has been designed to retain all of the existing trees & we have indicated a comprehensive landscaping proposal, the detail of which we are happy to have conditioned.

5.00 Appearance

The illustrative elevation to Croft Avenue TSP194/06 illustrates the proposed form & massing of the proposals. In terms of materials we envisage plain tile

for the roofing; a mixture of brick & horizontal weatherboarding for the walls; polyester powder coated balconies to the 'corner' units overlooking the recreation space & timber external windows & doors possibly with polyester powder coated aluminium cappings for maintenance reasons. We will of course however accept a planning condition regarding the materials.

6.00 Access

Both vehicular & pedestrian access to the site is by the existing access point. Car parking is provided at the ratio of 1 space per unit with 2 no. visitors spaces, one of which is disabled. A covered cycle store for 1 no. cycle per unit is provided on the eastern side of the site. Access is provided in accordance with Part M of the Building Regulations in terms of level thresholds, sufficiently wide horizontal circulation & vertical circulation by suitably sized passenger lift.

The site is very sustainable in that it is within easy walking distance of Southwick Centre including facilities for shopping, banking & community facilities such as the doctors surgery & library. It is also close to public transport with bus nos. 46 & 46A stopping at Southwick Square & The Twittern having a bus every 20 minutes into Brighton & the surrounding area & Southwick railway station being within a 3-4 minute walk.

7.00 General

7.01 Affordable Housing

In terms of Social/Affordable Housing it is recognised that this site is below the 15 unit affordable threshold. It is therefore not intended to offer any of the units for affordable housing.

7.02 Sustainability

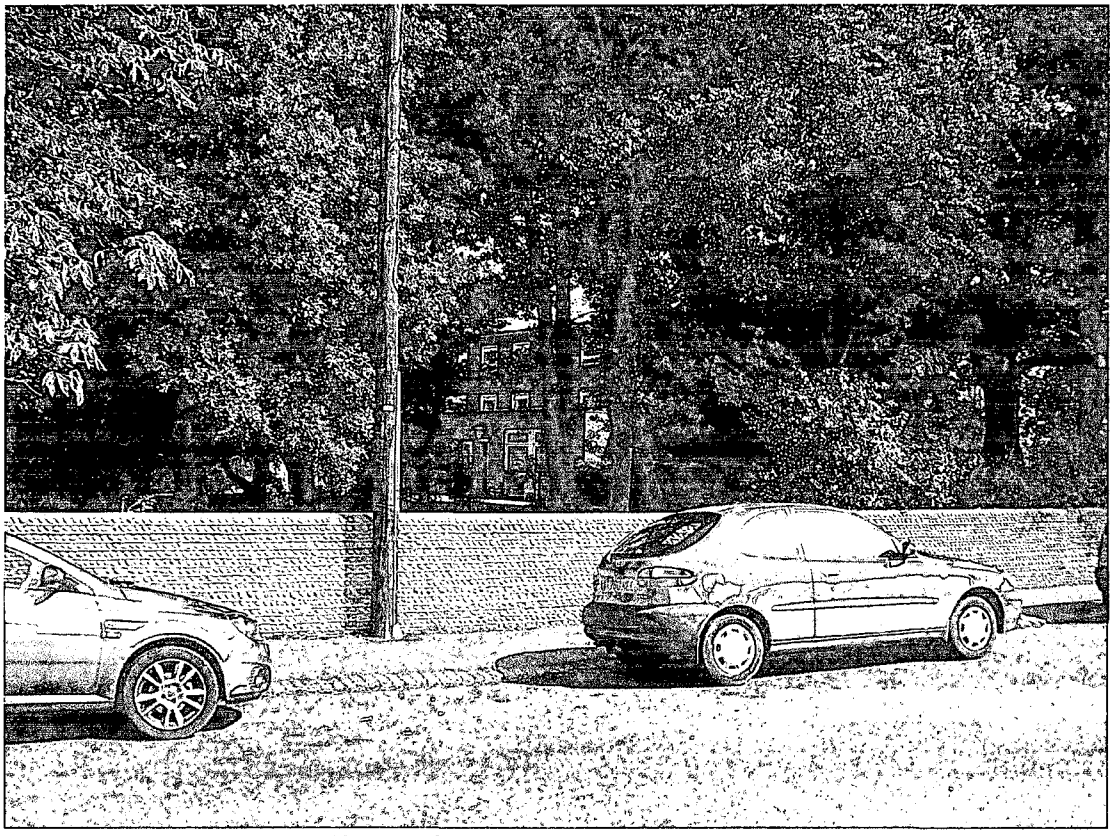
It will be a requirement for the scheme to achieve a minimum of a level 3 rating in terms of the Code for Sustainable Homes which English Partnership are adopting from April 2007.



Photograph 1 - Typical Residential Properties in Croft Avenue



Photograph 2 - Croft Avenue



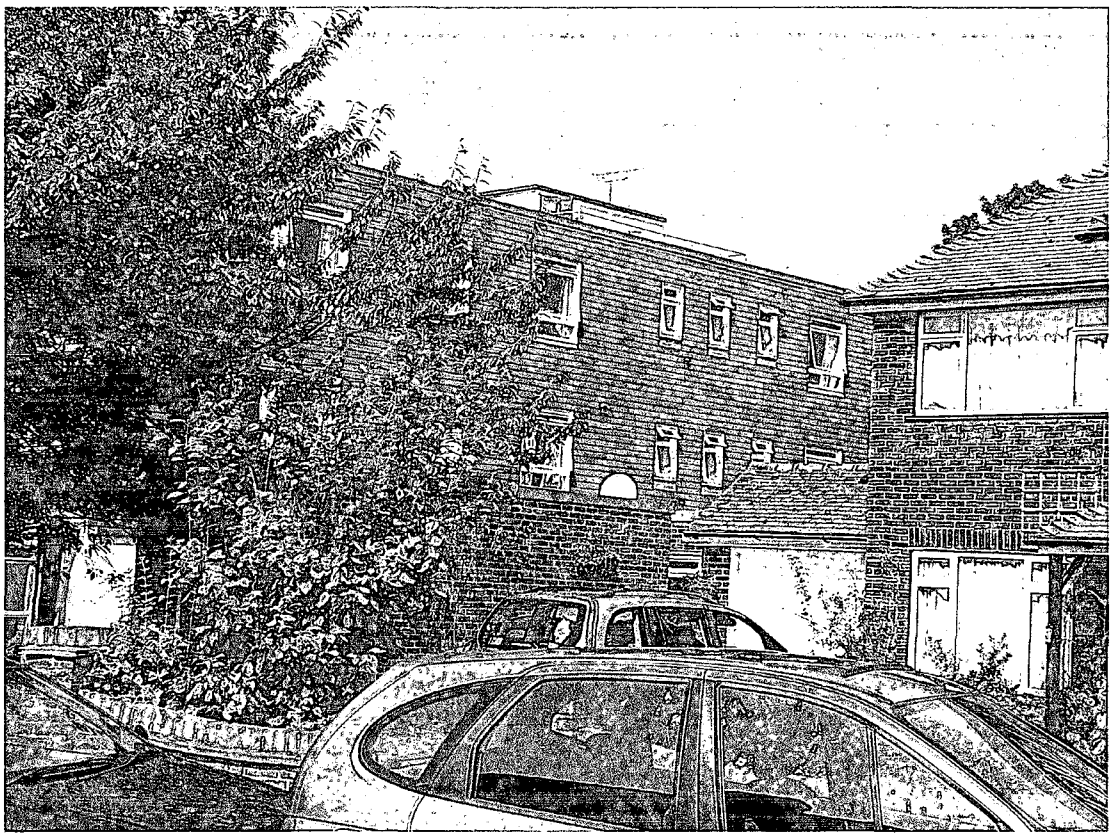
Photograph 3 - Manor House Garden



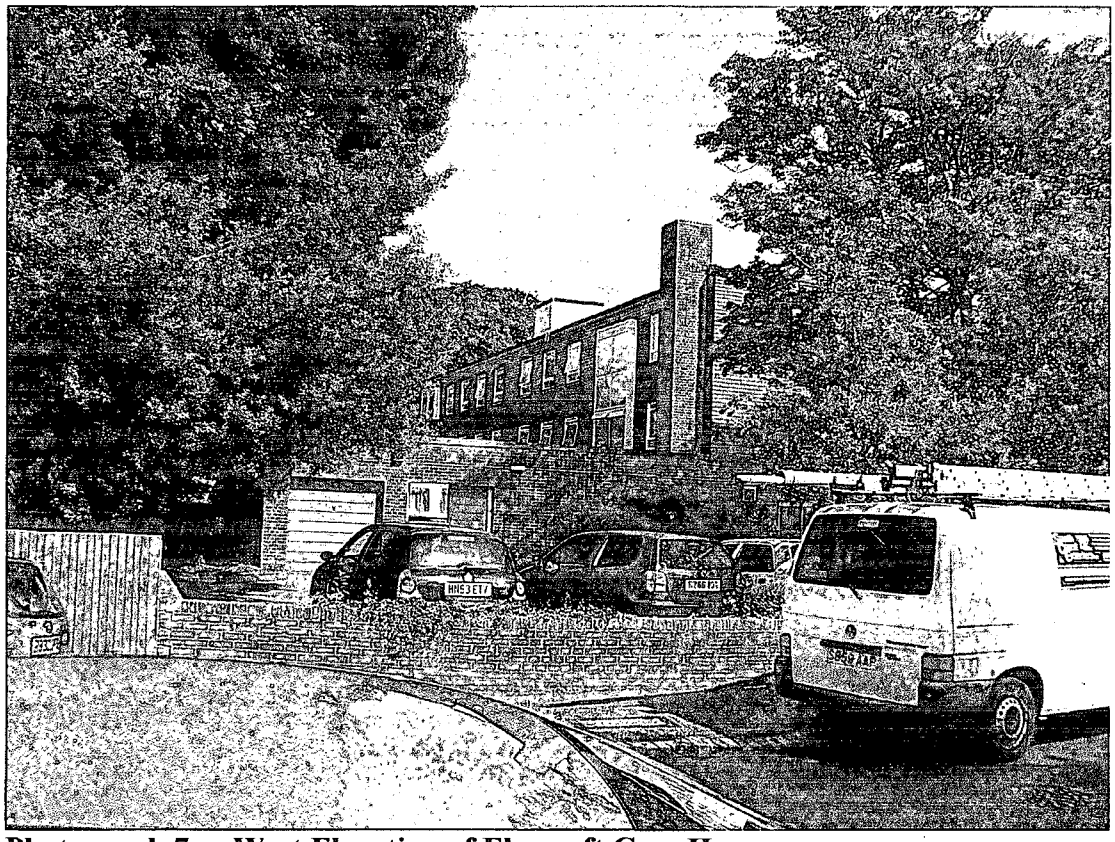
Photograph 4 - Front Elevation of Elmcroft Care Home



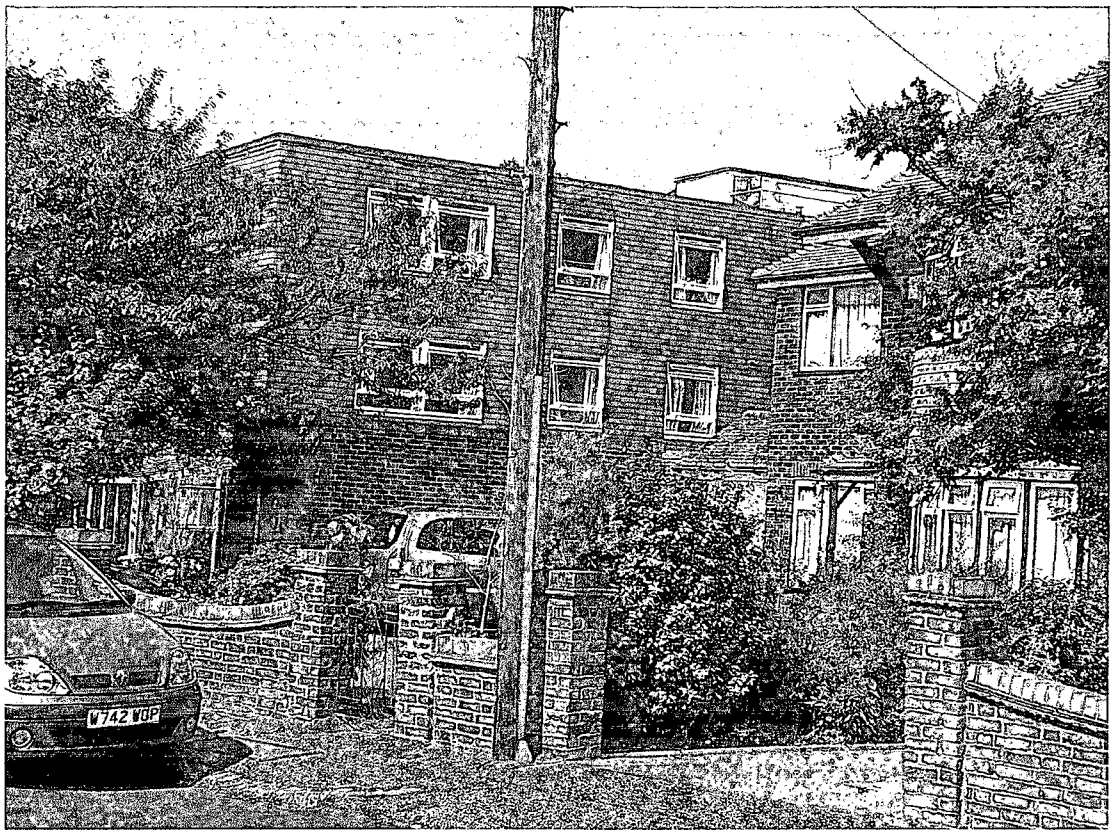
Photograph 5 - Existing Access Point



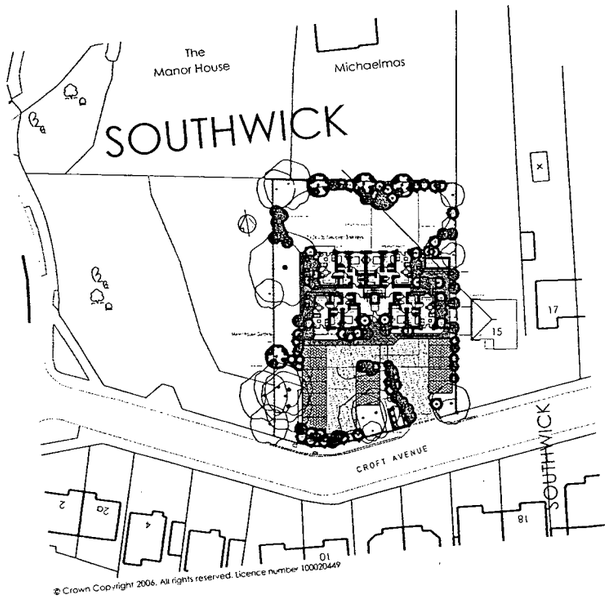
Photograph 6 - Eastern Elevation of Elmcroft Overlooking 15 Croft Avenue

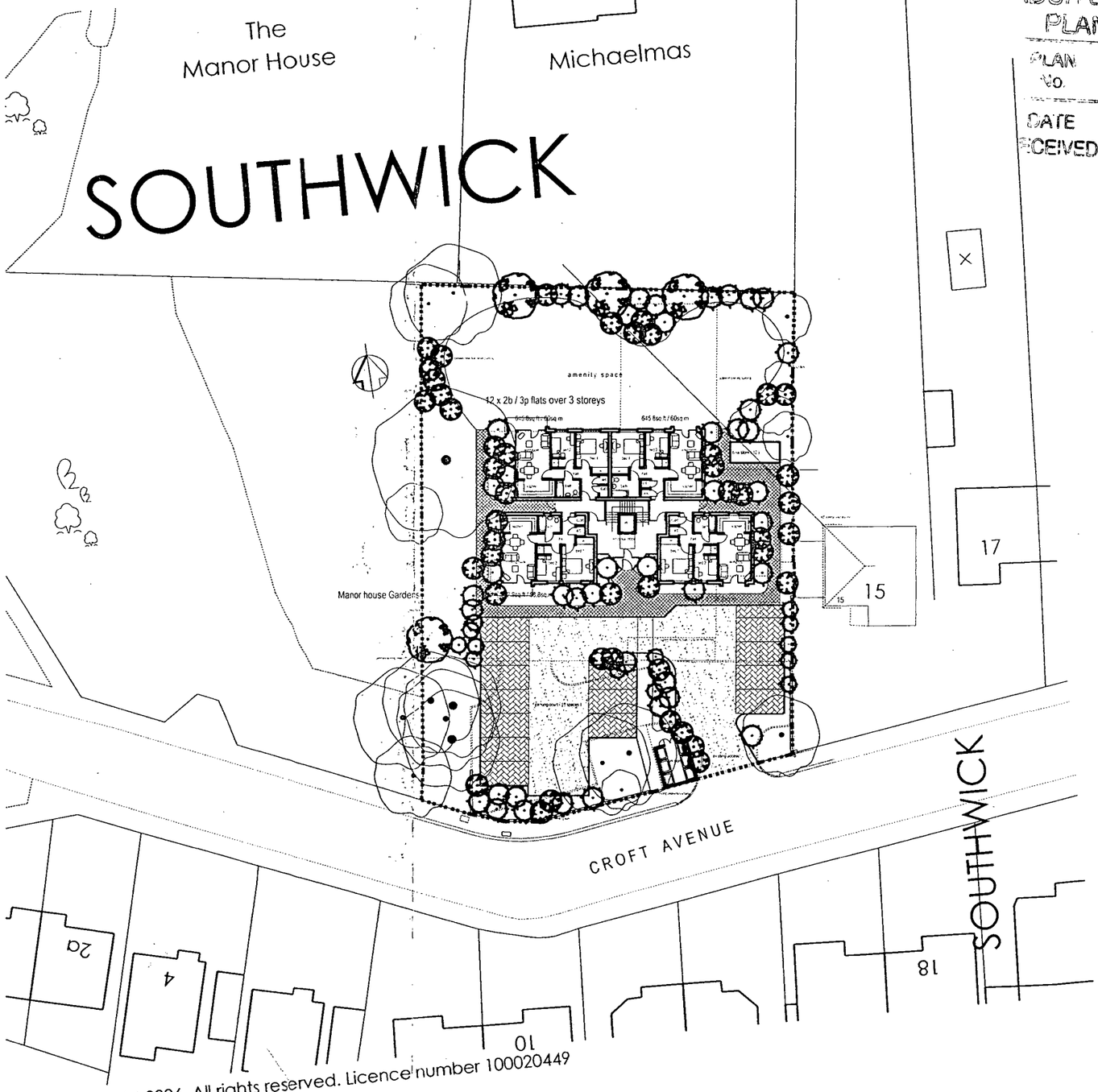


Photograph 7 - West Elevation of Elmcroft Care Home



Photograph 8 - Relationship of Elmcroft Care Home & 15 Croft Avenue





ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc0166107
DATE RECEIVED 03 APR 2007

the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

12-03-07

a parking revised

LOCATION
Proposed Development @
Elmcroft, Croft Avenue, Southwick

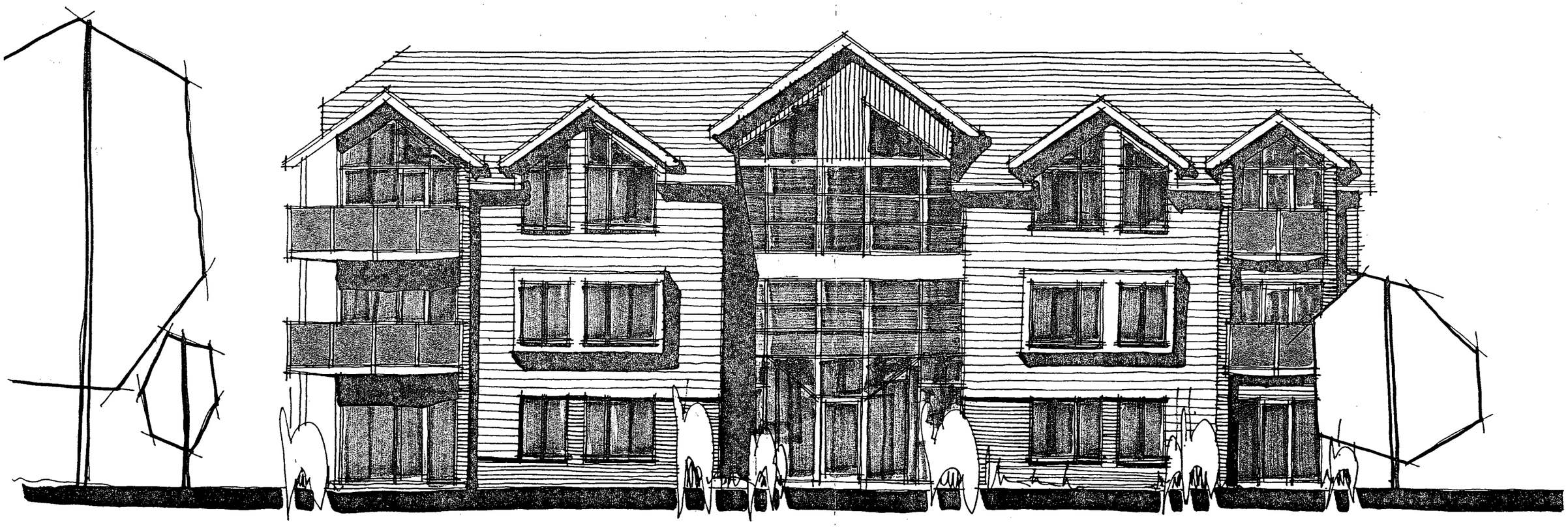
DRAWING
Location + Block Plan

Date February 2007
Drawn By

Scale 1:500 + 1:1250
Cad File Location

Drawing No TSP 194 / 01a

...RICT COUNCIL
...ANNING DIVISION
Apc/0166/07
DATE
ECEIVED 03 APR 2007



LOCATION Proposed Development @ Elmcroft, Croft Avenue, Southwick	the SEAMAN PARTNERSHIP
DRAWING Proposed Elevation to Croft Avenue	
Date February 2007 — Drawn By	
Scale 1:100	
Drawing No TSP 194 / 06 — Cad File Location	

UNIT 2
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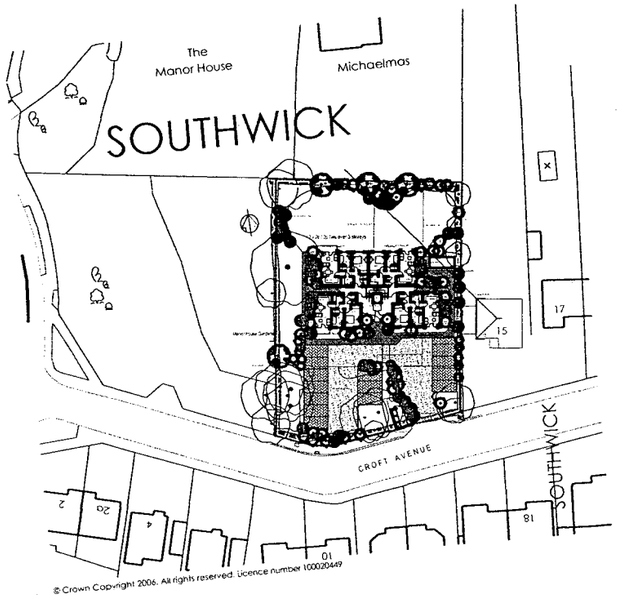

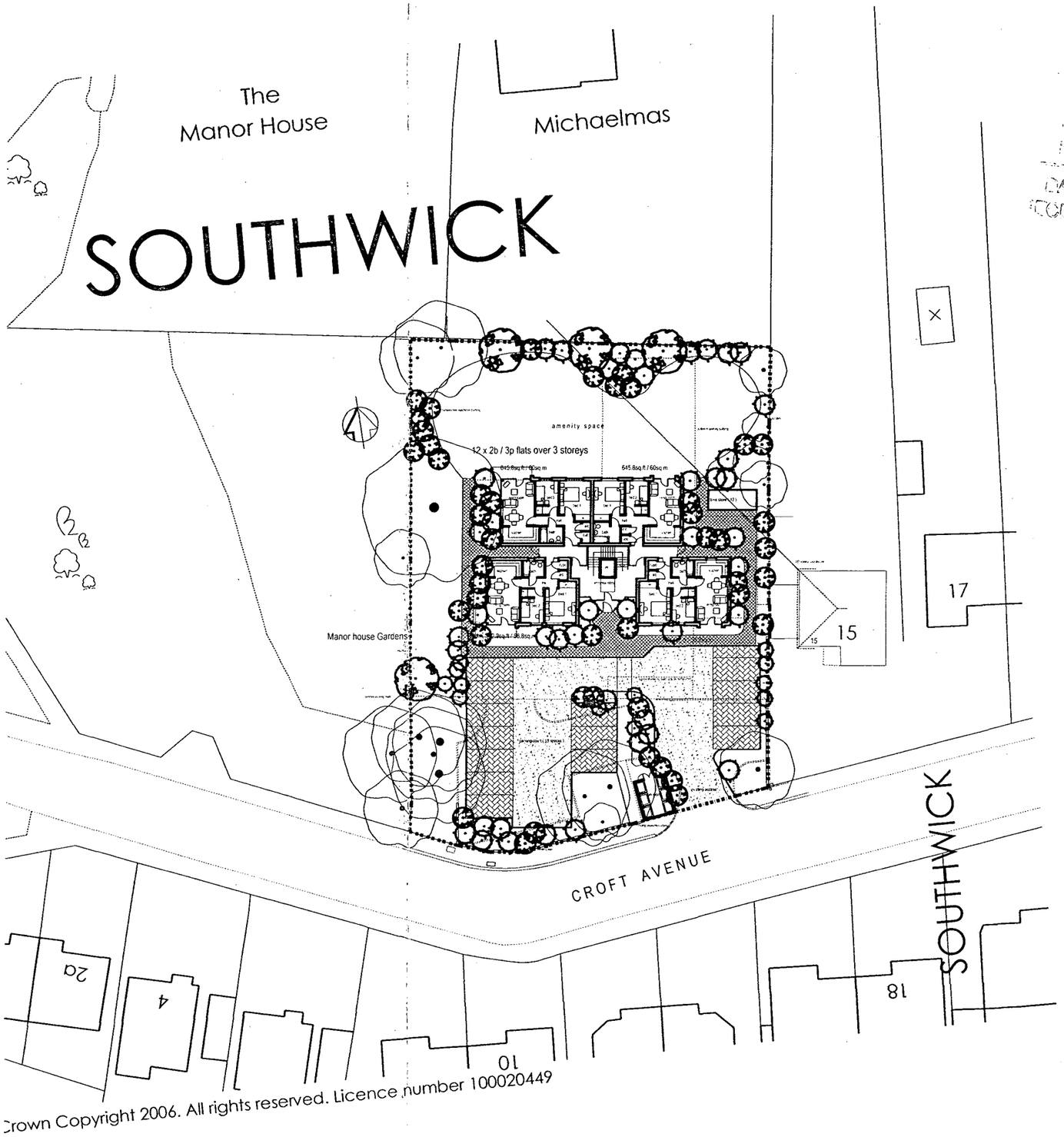

PLANNING DIVISION
Ano/0166/07
DATE RECEIVED 03 APR 2007

a parking revised 12-03-07

-the SEAMAN PARTNERSHIP
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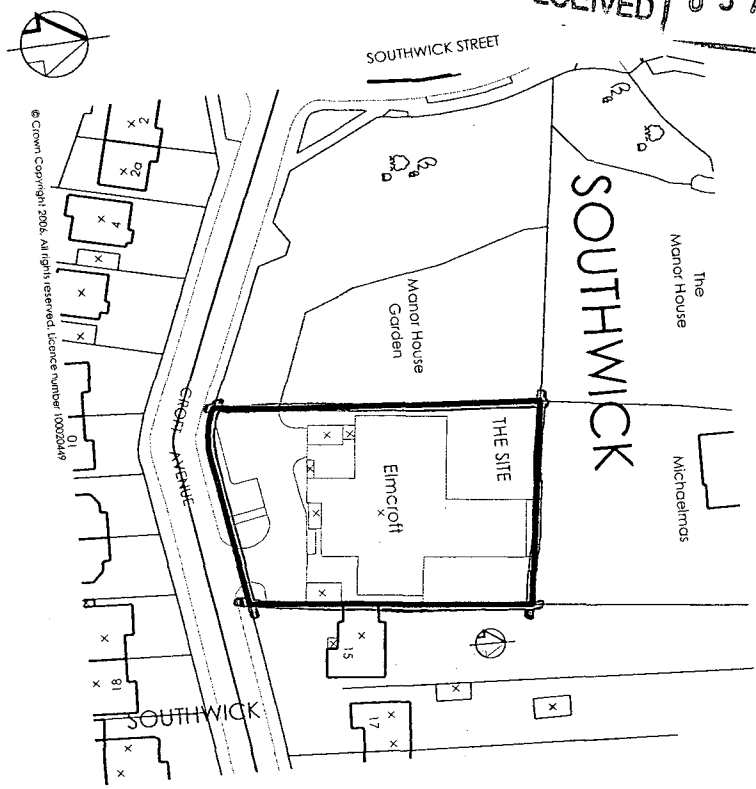
LOCATION
Proposed Development @
Elmcroft, Croft Avenue, Southwick

DRAWING
Location + Block Plan

Date February 2007
Drawn By
Scale 1:500 + 1:1250
Drawing No TSP 194 / 01a
Cad File Location

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. A/dc/0166/07
DATE RECEIVED 0 3 MAR 2007



LOCATION	Proposed Development @ Elmcroft, Croft Avenue, Southwick
DRAWING	Location Plan
Date	February 2007
Drawn By	
Scale	1:1250
Drawing No	TSP 194 / LP 1
Cad File Location	

-the SEAMAN PARTNERSHIP
UNIT 2
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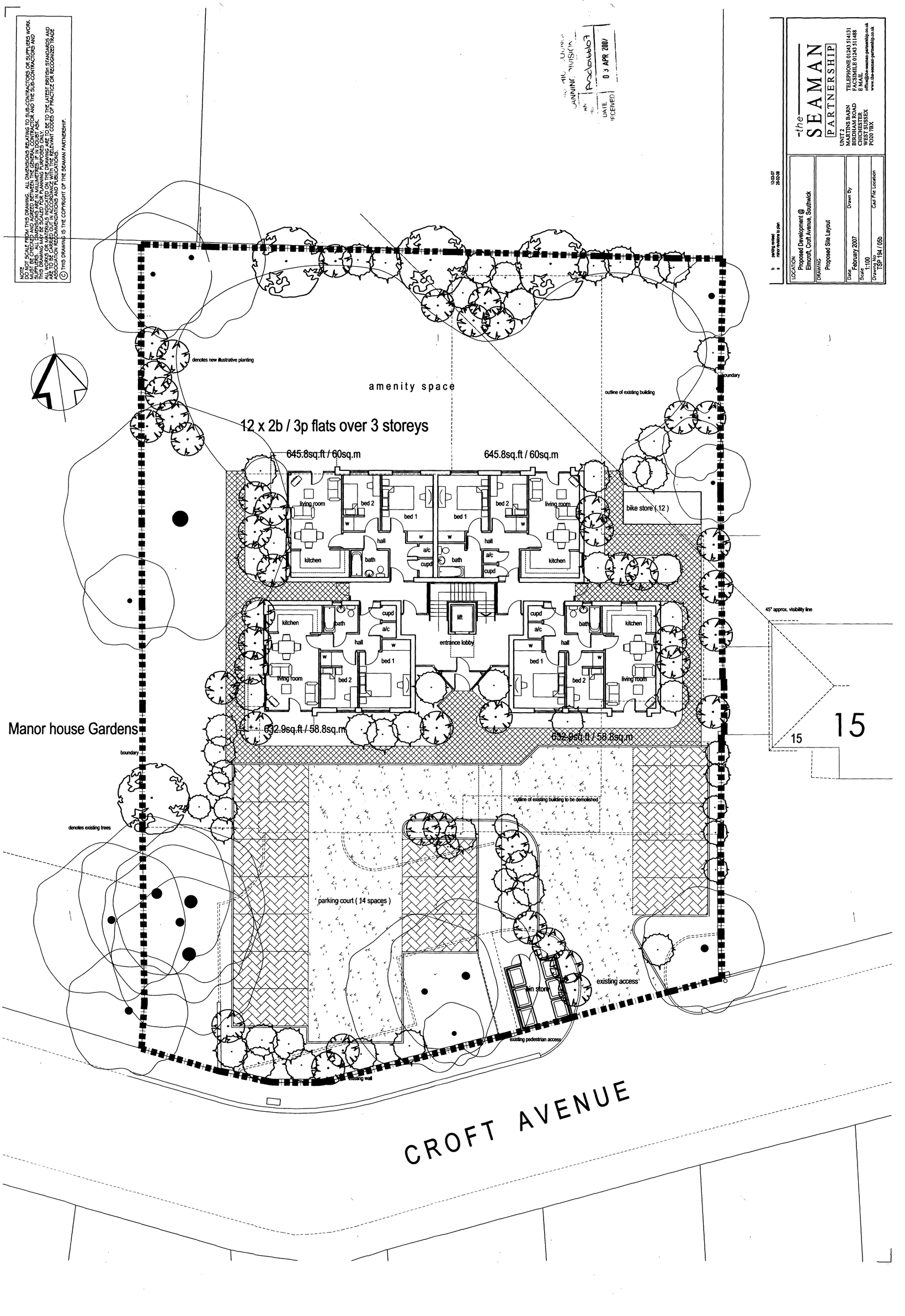

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES, IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
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DATE RECEIVED 03 APR 2007
b parking revised 12-03-07
a minor revisions to plan 26-02-09
LOCATION
Proposed Development @ Elmcroft, Croft Avenue, Southwick
DRAWING
Proposed Site Layout
Date February 2007
Drawn By
Scale 1:100
Drawing No TSP 194 / 05b
Cad File Location
-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
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office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk
denotes new illustrative planting
amenity space
outline of existing building
boundary
12 x 2b / 3p flats over 3 storeys
645.8sq.ft / 60sq.m
645.8sq.ft / 60sq.m
living room
bed 2
bed 1
w
hall
a/c
cupd
kitchen
bath
bike store (12)
lift
entrance lobby
45° approx. visibility line
15
15
Manor house Gardens
632.9sq.ft / 58.8sq.m
632.9sq.ft / 58.8sq.m
boundary
outline of existing building to be demolished
denotes existing trees
parking court (14 spaces)
bin store
existing access
existing pedestrian access
existing wall
CROFT AVENUE

524440m.E
524460m.E
524480m.E
105300m.N
105280m.N
105260m.N
105240m.N
MICHAELMAS
MANOR HOUSE GARDEN
ELMCROFT CARE HOME
CROFT AVENUE
sycamore G.1m S.10m
sycamore G.0.9m S.8m
STN.7 9.07
+8.87
9.21
9.25
9.58
close boarded fence ht.1.8m
paving
9.57
9.69
9.51
9.23
9.20
9.22
STN.6 9.57
9.62+
9.87+
unknown species G.1.2m S.5m
+8.78
rough grass
chain link fence ht.1.2m
MH - disused.CL.9.59 IL.9.14
+9.44
100
mown grass
+9.40
CE CL.9.55
9.45
+9.49
9.53
9.57
9.54 CL.9.55
9.56
+9.51
9.83
holly G.0.8m S.3m
+9.56
+9.49
concrete
+8.86
holmoak G.3.2m S.15m
holly G.0.8m S.4m
elder G.0.8m S.5m
9.53+
9.79
sycamore G.0.9m S.6m
+9.28
paving
9.54+
CE CL.9.54
+9.55
STN.5 9.57
+9.39
+9.51
STN.8 9.54
9.54+
9.56+
+9.53
shrub bed
rough grass
MH.CL.9.59 unable to lift
G.9.58
gate
+9.66
9.60+
STN.4 9.61
GARAGE
dashed denotes soffit 14.98
external face of wall
ridge 18.73
No.16
brick wall ht.2m
9.58+
paving
STN.3 9.59
CONSERVATORY
+9.62
IC.CL.9.57 unable to lift
G
GARAGE
+FL.9.68
FRONT ENTRANCE
shrub & flower bed
9.62+
9.60
+9.64
9.58
9.57
kerb
9.50
9.60+
+9.47
chain link fence
gate
9.55+
9.54
+9.63
holmoak G.2.1m S.10m
holmoak G.2.6m S.10m
holmoak G.1.5m S.10m
holmoak G.1.7m S.10m
+9.66
+9.56
+9.55
+9.49
tarmac
+9.48
+9.61
holmoak G.2.7m S.10m
9.63
+9.45
oak G.1.5m S.8m
+9.34
+9.41
+9.44
concrete drainage channel
+9.42
+9.43
9.53
kerb
sycamore G.1.2m S.10m
sycamore G.1.6m S.10m
path
MH.CL.9.57 unable to lift
CAR PARK
tarmac
Gas service pit CL.9.52 depth of pit 0.8m
+9.61
grass
on wall 10.31
+9.89
brick wall
VEHICULAR ACCESS
9.62
9.63
kerb
cherry G.1.5m S.8m
MH.CL.9.69 unable to lift
grass
9.67+
9.69
back of footpath
LP
+9.73
PUBLIC FOOTPATH
tarmac
granite kerb
9.59+
9.27
close boarded fence ht.1.35m
+9.51
9.15
CATV CL.9.35
STN.1 9.39
BT.CL.9.39
FMH.CL.9.53 IL.7.65
1.50
9.52
9.51d
9.56
+9.60
shrub & flower bed
back of footpath
9.65
+9.60
9.61
WM.CL.9.55
STN.2 9.53
brick wall ht.0.8m
+9.43
+9.48
gas IC CL.9.53
PUBLIC FOOTPATH
tarmac
granite kerb
+9.58
+9.25
+9.27
+9.33
MH.CL.9.39
MH.CL.9.41

DATE RECEIVED 03 APR 2007

Offington Land Surveys
29 Offington Drive
Worthing
West Sussex BN14 9PW
Tel/fax 01903 267614

OLS Chartered Surveyors

Job
ELMCROFT CARE HOME
CROFT AVENUE SOUTHWICK

Plot Scale: 1:100

Date: January 2007

Drawing No.
6230107 Site Plan

STANDARD REFERENCE
Datum Used Newlyn
OSBM on railway bridge 7.31m

Survey Station Shown Thus:
Foul Water Drainage
Storm Water Drainage
Water Mains
Gas Mains
Electricity Cable O/H
Electricity Cable U/G
British Telecom Cable O/H
British Telecom Cable U/G

True north direction shown is indicative only

ABBREVIATIONS

BT British Telecom IC
CATV Television Cable Pit
CE Cleaning Eye
CL Cover Level
CM Cable Marker
CP Catch Pit
ECP Electricity Cable Pit
EP Electricity Pole
FA Fire Alarm
FH Fire Hydrant
FL Floor Level
G Gully
IC Inspection Chamber
IL Invert Level
LP Lamp post
MH Manhole
RG Road Gully
RWP Rain Water Pipe
SC Stop Cock
SV Stop Valve
SVP Soil & Vent Pipe
TP Telegraph Pole
VP Vent Pipe
WM Water Meter

The details shown hereon relating to all underground services are as obtained by normal survey observation and methods and also by reference to available records. Although all reasonable efforts have been made no guarantee can be given for the completeness or accuracy of this information