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. ADC016707
Date Received 03 APR 200
Fee £82 1325
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

ST GILES CARE HOME, LANCING

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): .5

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. 26 FLATS + HOUSES

Description of proposed development: DEMOLITION OF EXISTING CAREHOME AND ERECTION OF 26 NO. FLATS AND HOUSES TOGETHER WITH 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? YES 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.

N/A

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*)	1938sq.m	see dwg.TSP193/04	
Other Use 2 (please specify)	N/A		
TOTALS	1938sq.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.

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. TSP193/04

State number of car spaces: 37

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	6300107	1:200
LOCATION & BLOCK PLAN	TSP193/01	1:500 & 1:1250
SITE LAYOUT	TSP193/04	1:200
ILLUSTRATIVE FLOOR PLANS	TSP193/05	1:100
ILLUSTRATIVE STREET ELEVATION	TSP193/06	1:100

Fees

If a fee is submitted, please give the amount [ ] Calculated Fee [1325]

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

Signed: [signature] ..... 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: [signature] ..... Date: 19.03.07 .....

On behalf of: WEST SUSSEX COUNTY COUNCIL .....

TSP193

Design & Access Statement for the Proposed Development of the Former St Giles Care Home Site, Elm Grove, Lancing into 4 No. 1B/2P Flats; 7 No. 2B/4P Flats; 7 No. 3B/5P Houses; 2 No. 3B/4P Houses & 6 No. 2B/3P Houses (26 Residential Units in total) & Ancillary Car Parking & Landscaping

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWD/0167/07
DATE RECEIVED 03 APR 2007

1.00 Context

The site is situated in Lancing to the south of the coastal railway line. To the west lies the Churchill Industrial Estate whilst to the north is a recreational park (See photo No 1). To the south are some three storey residential properties which front Laburnham Grove, & which are quite distinctive with their mono-pitched roof design (See photos 2 & 3). To the east are well-screened single storey bungalows accessed off The Drive (See photo 4).

2.00 Amount/Layout

The development proposes a total of 26 No. residential units ranging in size from 1 bed/2 person flats through to 3 bed/5 person houses with integral garages. Overall with a site measuring 0.492 ha this achieves a site density of circa 53 units/hectare, which we believe this is justifiable with a site in this type of sustainable location.

3.00 Scale

Units 1 – 11 are 2 ½ storey flats which provide a contemporary street frontage to Elm Grove, whilst Units 12 – 17 are two storey houses which deliberately face the park with a side flank wall to the adjacent bungalows. Units 18 & 19 are two storey due to their proximity to the northern boundary, whilst Units 20 – 26 are 2 ½ storey in line with the existing properties off Laburnham Grove.

4.00 Landscaping

Of the four existing trees indicated on the survey only one, a small Cherry tree, is being lost due to these proposals. Similarly the existing hedge to Elm Grove is to be retained all be it cut back & shaped.

In addition we have indicated a comprehensive landscaping proposal, the detail of which we are happy to have conditioned.

5.00 Appearance

The illustrative street elevation drawing reference TSP193/06 indicates the 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 & timber external windows & doors

possibly with polyester powder coated aluminium cappings for maintenance reasons. We will of course accept a planning condition with regards the materials.

6.00 Access

Vehicular access to the site is by the existing access point as is the pedestrian access. Units 1-11 are parked at one space per unit whilst units 12-19 are parked at 1.5 spaces/unit. Units 20-26 have an integral garage & parking space on the drive.

The site is sustainable in that Lancing Railway Station & the bus stop are within circa 400m walk. In addition cycling is encouraged with sheds for storage in the garden of each house & a general covered cycle store provided for the flats.

7.00 General

7.01 Affordable Housing

In terms of Social/Affordable Housing it is recognised that the provision of 26 units is above the 15 unit affordable threshold. 35% of the 26 units gives a requirement for 9 no. affordable units for which we understand $^{2}/_{3}$ would be minimum affordable rented & $^{1}/_{3}$ maximum shared ownership, which works

out as 6 & 3 units respectively. We would propose that 3 no. 3 bed houses (units 15, 16 & 17) & 1 no. 2 bed flat (unit 1) & 2 no. 1 bed flats (units 2 & 3) would meet the affordable rented requirement with 1 no. 2 bed flat (unit 5) & 2 no. 1 bed flats (units 6 & 7) meeting the shared ownership requirement.

7.02 Sustainability

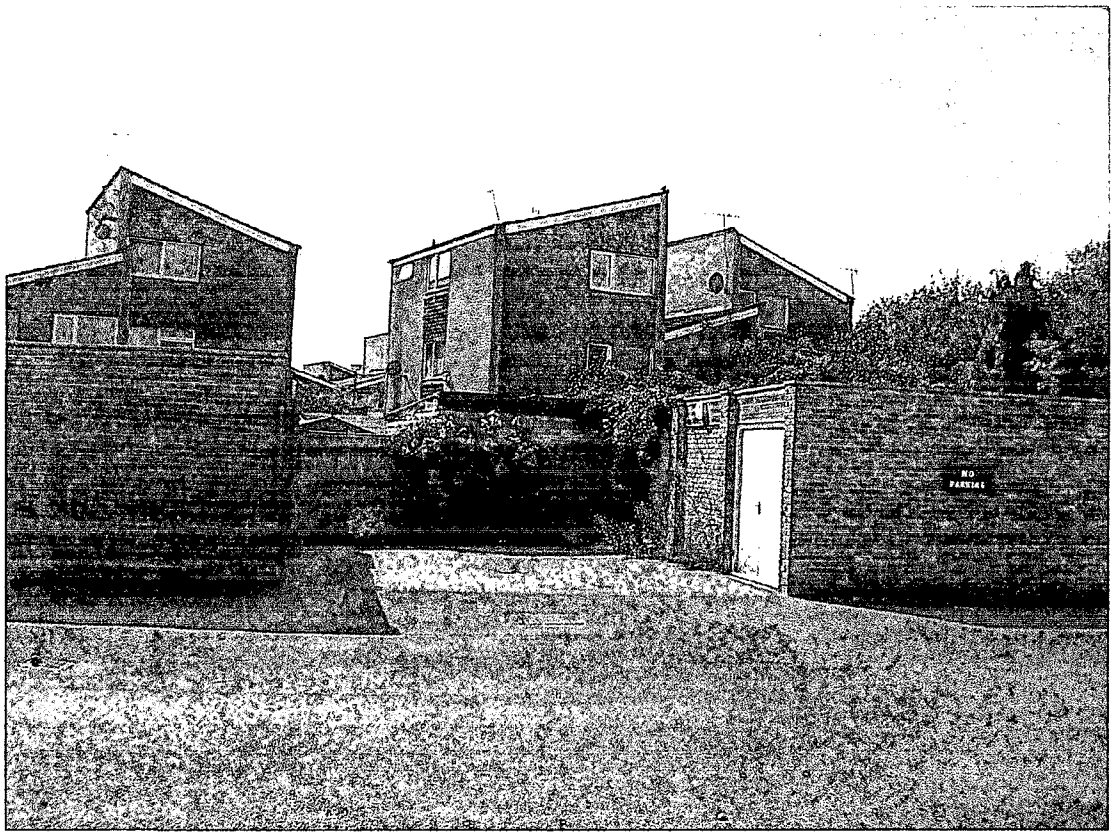
It will be a requirement for the scheme to achieve a minimum of a level 3 rating in terms of the Code for Sustainable Homes which English Partnerships are adopting from April 2007.



Photograph 1 - View of Recreation Park



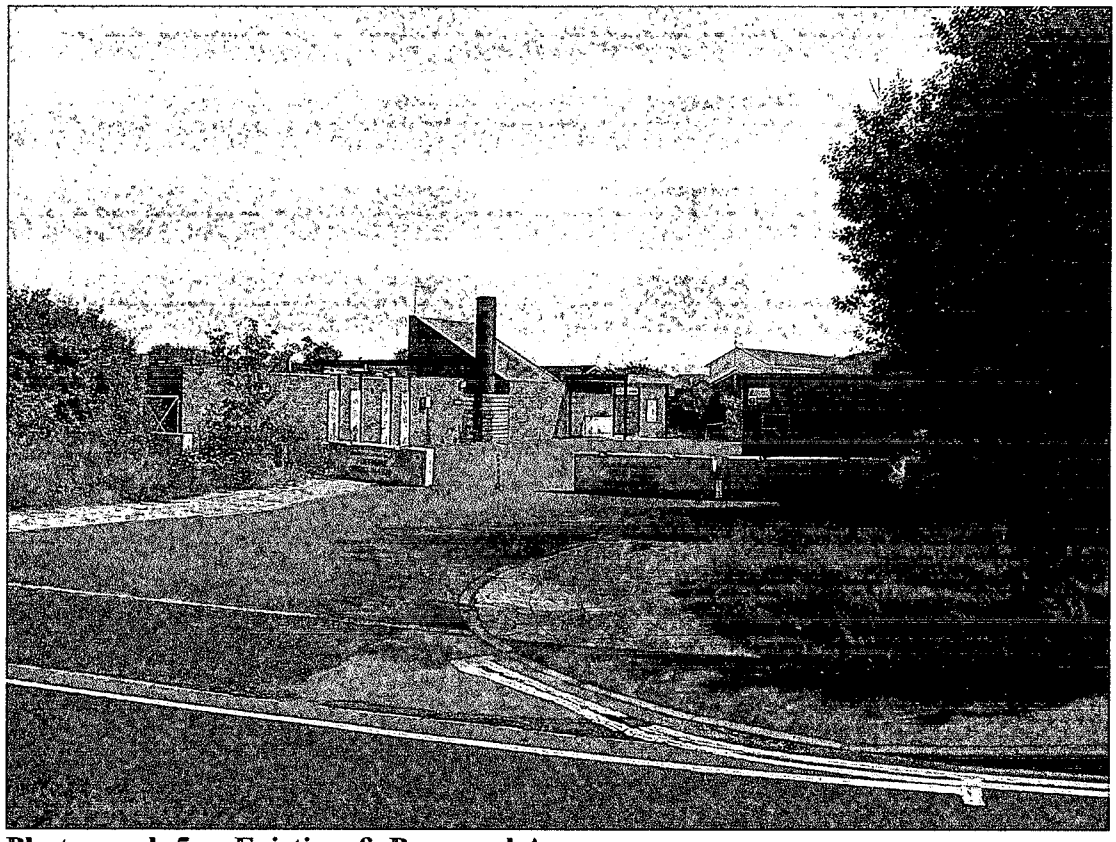
Photograph 2 - View of 3-Storey Housing



Photograph 3 - View of 3-Storey Housing



Photograph 4 - View of Well Screened Bungalows



Photograph 5 - Existing & Proposed Access



ADUR DISTRICT & SOUTH DOWN
3 PLANNING DIVISION
PLAN No. Arc/0676
DATE RECEIVED 03 APR 2007

LOCATION	Proposed Development @ St Giles, Elm Grove, Lancing
DRAWING	Location + Block Plan
Date	February 2007
Drawn By	
Scale	1:500 + 1:1250
Drawing No	TSP 193 / 01
Cad File Location	

-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



LOCATION	Proposed Development @ St Giles, Elm Grove, Lancing
DRAWING	Location + Block Plan
Date	February 2007
Drawn By	
Scale	1:500 + 1:1250
Drawing No	TSP 193 / 01
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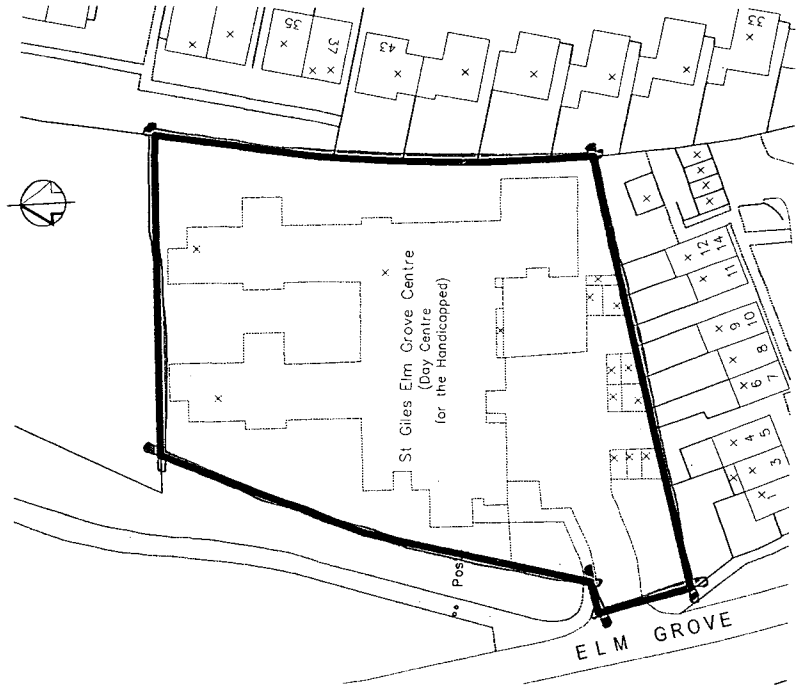
03-APR-2007
AC/016/07

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ax6167/07
DATE RECEIVED
03 APR 2007



? Crown Copyright 2006. All rights reserved. Licence number 100020449

LOCATION Proposed Development @ St Giles, Elm Grove, Lancing	
DRAWING Location Plan	
Date February 2007	Drawn By
Scale 1:1250	
Drawing No TSP 193 / LP 1	Cad File Location

the SEAMAN PARTNERSHIP

UNIT 2
MARTINS BARN
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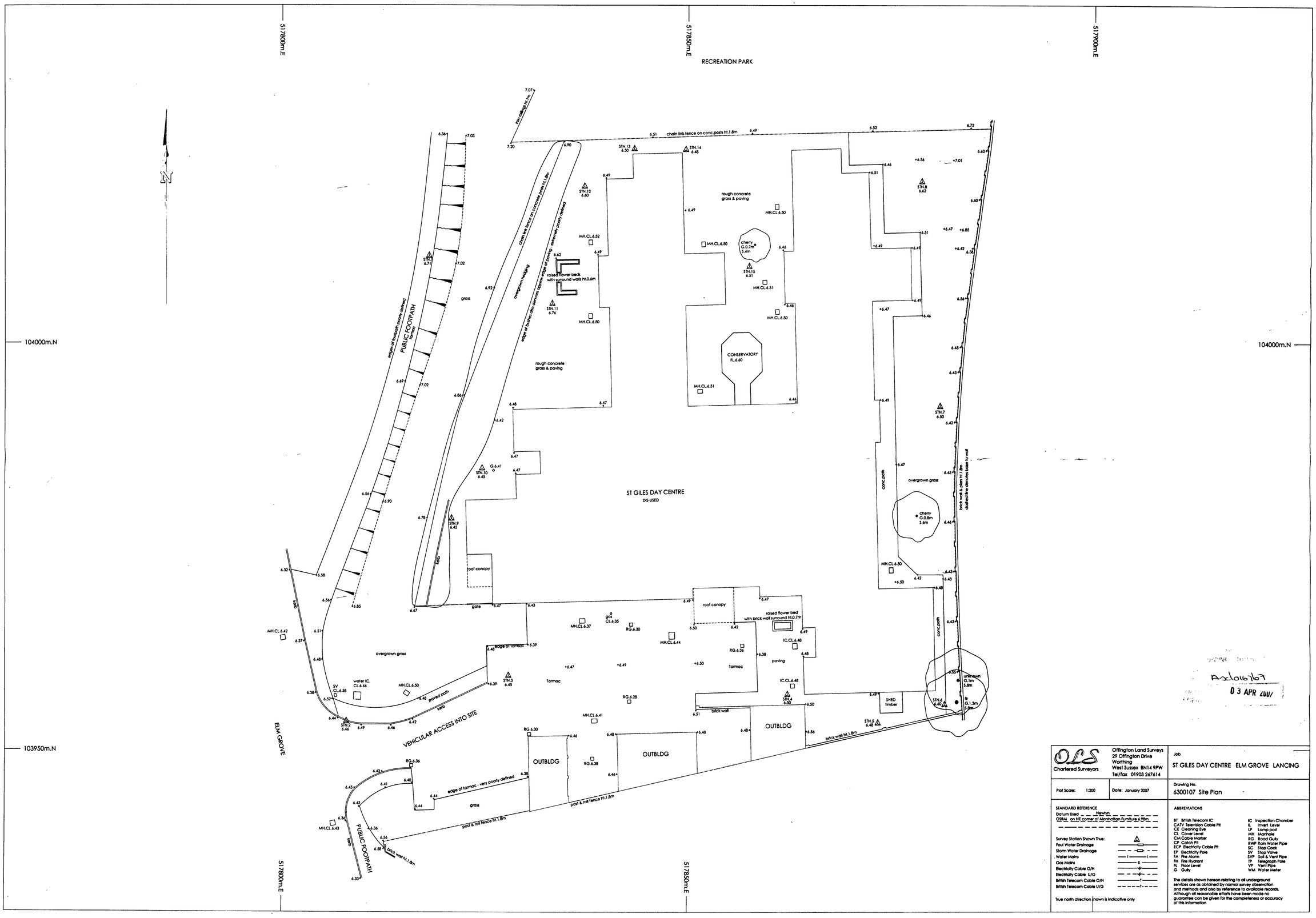

Chartered Surveyors

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

Job
ST GILES DAY CENTRE ELM GROVE LANCING

Plot Scale: 1:200

Date: January 2007

Drawing No.
6300107 Site Plan

STANDARD REFERENCE
Datum Used Newlyn
OSBM on NE corner of Manhattan Furniture 6.98m

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

Ax/016767
03 APR 2007

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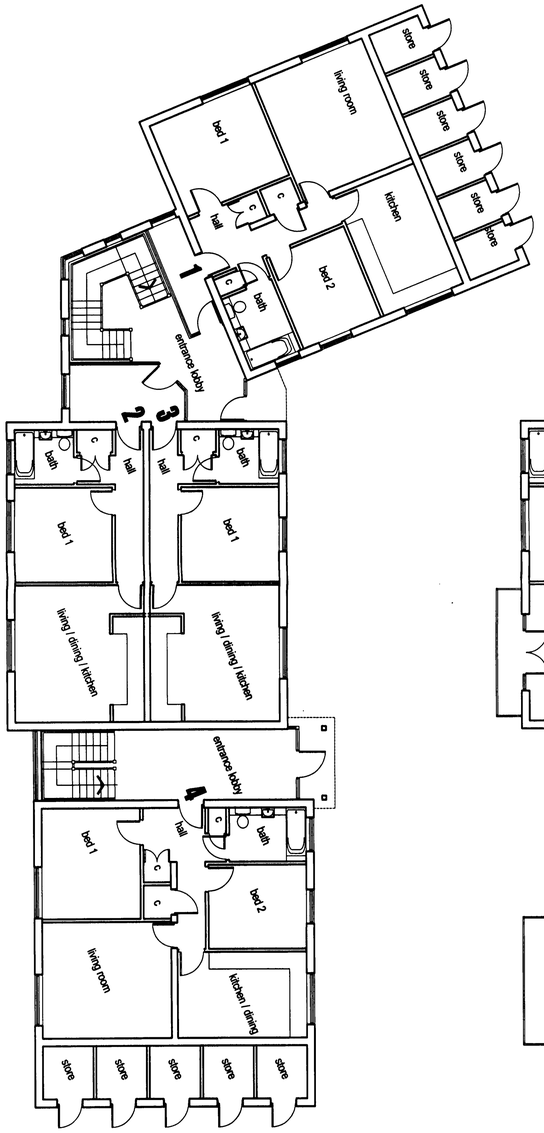
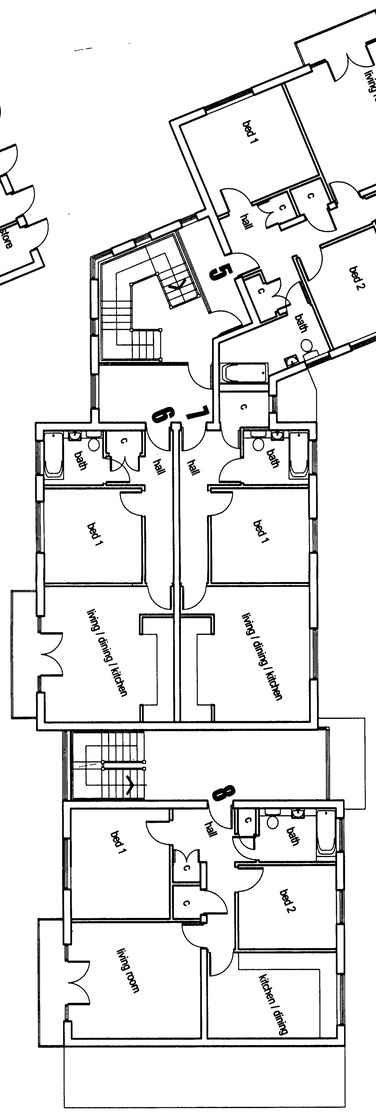


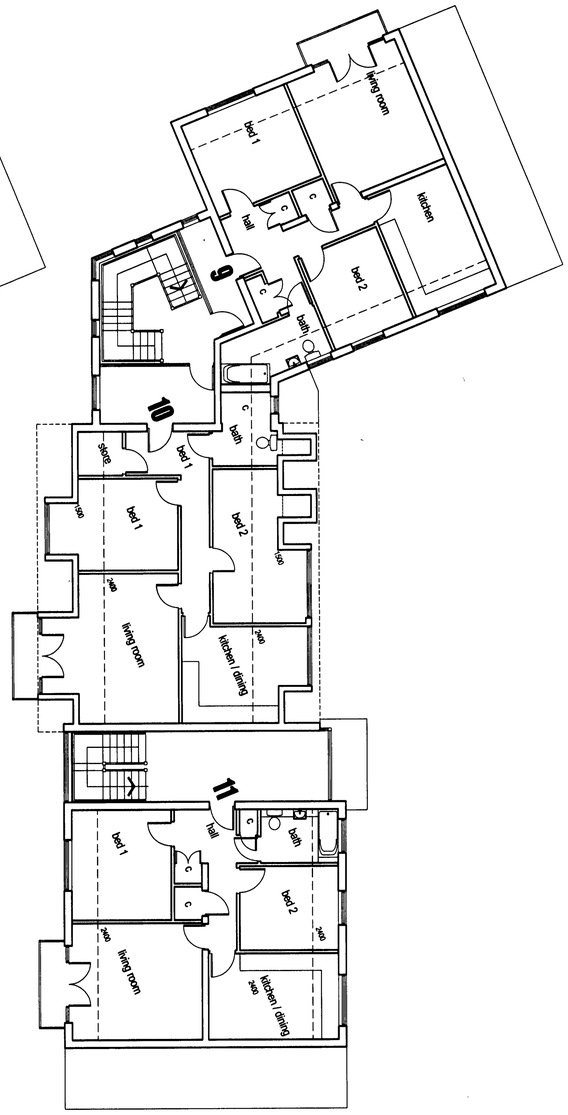
ground floor plan

1 = 2b/4p - 75.6sq.m 2 = 1b/2p - 46.7sq.m
3 = 1b/2p - 46.7sq.m 4 = 2b/4p - 75.6sq.m



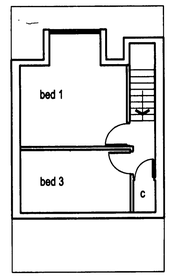
first floor plan

5 = 2b/4p - 78.9sq.m 6 = 1b/2p - 46.7sq.m
7 = 1b/2p - 49sq.m 8 = 2b/4p - 75.6sq.m

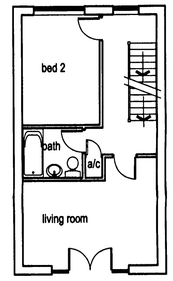


second floor plan

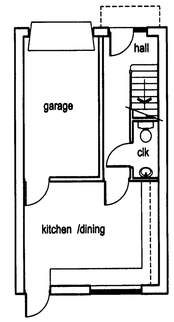
9 = 2b/4p - 78.9sq.m
10 = 2b/4p - 82.9sq.m @ 1500mm skeiling line
11 = 2b/4p - 75.6sq.m



second floor plan

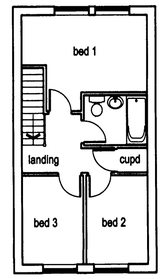


first floor plan

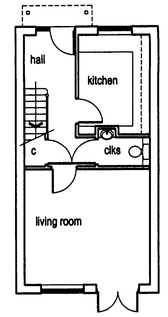


ground floor plan

3b / 5p - 87sq.m
Units - 20-26

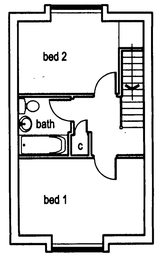


first floor plan

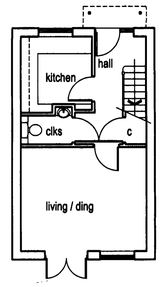


ground floor plan

3b / 4p - 77sq.m
Units - 18 + 19



first floor plan



ground floor plan

2b / 3p - 66sq.m
Units - 12 - 17

Ac016167
03 APR 2007

LOCATION Proposed Development @ St Giles, Elm Grove, Lancing	the SEAMAN PARTNERSHIP
DRAWING Illustrutive Floor Plans	
Date February 2007 / Drawn By	UNIT 2 MARTINS BARN BIRDHAM ROAD CHICHESTER WEST SUSSEX PO20 7BX
Scale 1:100	TELEPHONE 01243 514131 FACSIMILE 01243 511488 E MAIL office@the-seaman-partnership.co.uk www.the-seaman-partnership.co.uk
Drawing No TSP 193 / 05 / Cad File Location	

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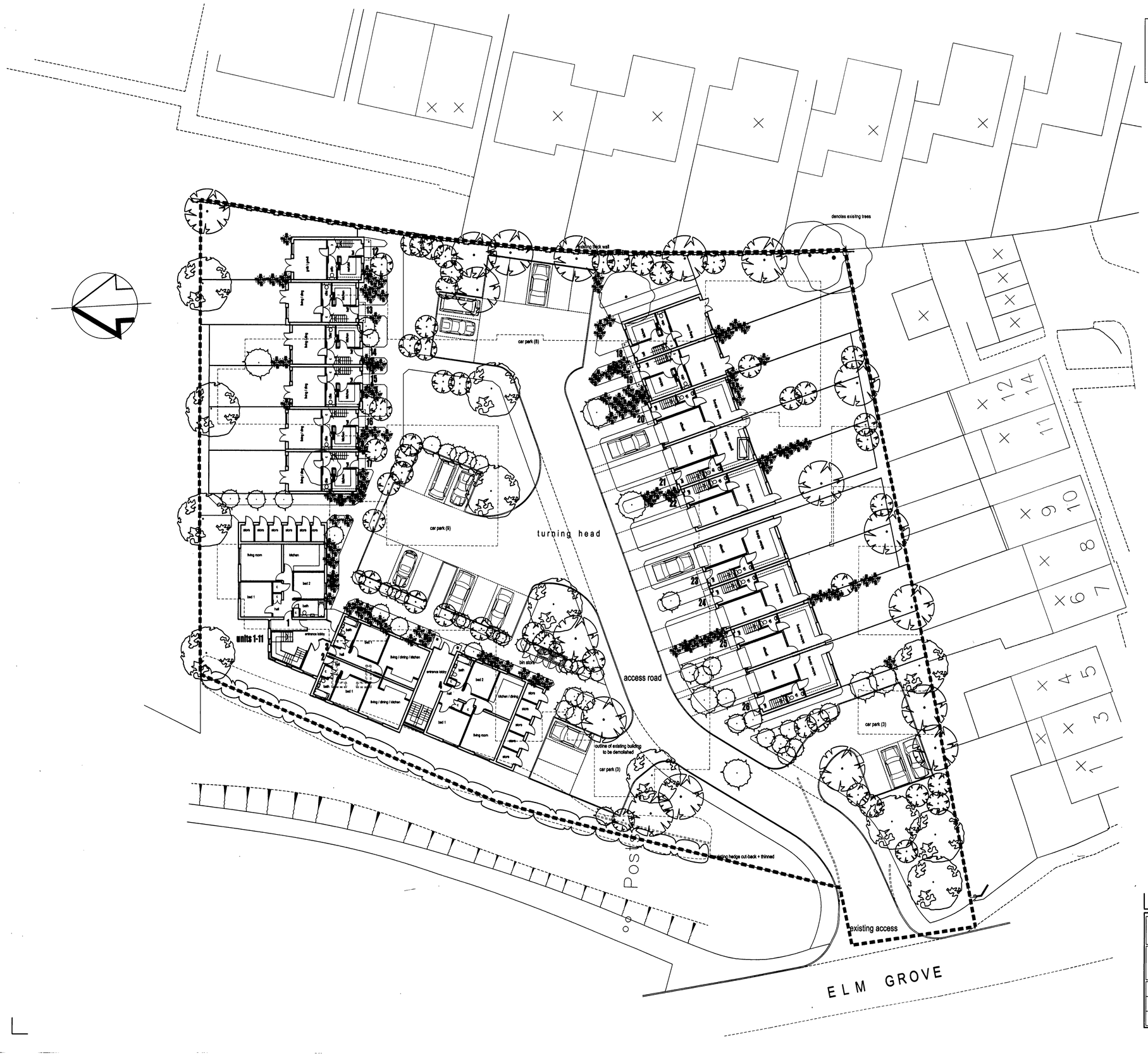

Approved
03 APR 2007

LOCATION	Proposed Development @ St Giles, Elm Grove, Lancing
DRAWING	Site layout
Date	February 2007
Drawn By	
Scale	1:200
Drawing No.	TSP 193 / 04
Cad File Location	

the SEAMAN PARTNERSHIP
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MARTINS BARN
BIRDHAM ROAD
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Elevation to Elm Grove

Arc/06/67
03 APR 2007

LOCATION
Proposed Development @
St Giles, Elm Grove, Lancing

DRAWING
Illustrutive Street Elevation

Date: February 2007 — Drawn By:
Scale: 1:100
Drawing No: TSP 193 / 06 — Cad File Location:

-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
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