west sussex county council

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING
GENERAL REGULATIONS 1992

APPLICATION FOR PLANNING PERMISSION UNDER REGULATION 3

FOR OFFICIAL USE ONLY
Application No: ~~SDC/06/166~~
Date Received: 21 DEC 2006
Fee:

1. APPLICANT

This application is made for and on behalf of the CHILDREN + YOUNG PEOPLE SERVICES. Committee of the West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RQ.
All enquiries regarding this application should be made to the County Planning Officer, Planning Department, The Grange, Tower Street, Chichester, West Sussex, PO19 1RL. Tel. No. 01243 777623.

2. ADDRESS OR LOCATION OF THE LAND TO WHICH THIS APPLICATION RELATES: BOUNDSTONE NURSERY SCHOOL, BOUNDSTONE LANE, SOMPTING LANCING, WEST SUSSEX.

3. DESCRIPTION OF PROPOSED DEVELOPMENT: NEW EXTENDED SERVICES CENTRE + NURSERY SCHOOL EXTENSION PLUS REPLACEM HPA + CAR PARK FOR 18 SPACES.

4. TYPE OF APPLICATION
Please tick box

A [✓] A full application for new building works.

B [ ] A full application for a change of use only which does **not** involve any building works at present.

C [ ] A full application for a change of use **and** new building works.

D [ ] An outline application for new building works.
(Please answer question 5)

E [ ] An application for approval of reserved matters of a previous outline permission.
(Please answer question 6)
Ref. No. of previous outline permission.....

F [ ] An application for removal/variation of condition(s) of a previous planning permission.
Ref. No. of previous planning permission.....

G [ ] An application for renewal of a temporary permission
Ref. No. of temporary permission.....

5. OUTLINE APPLICATIONS

If you ticked D in question 4, please tick one or more boxes. ~~The following matters are reserved for future consideration:~~ N/A.

[ ] Siting [ ] Design [ ] External Appearance [ ] Means of Access [ ] Landscaping

6. RESERVED MATTERS

If you ticked E in question 4, please state which ~~reserved matters~~ are dealt with in this application.
N/A.

7. SITE AREA

The area of the application site is 0.65 ha. hectares (2 decimal places). Please show this land (including any proposed access to it and sight lines) on the submitted plans edged in red.

8. OTHER LAND

- Does the County Council own or control any adjoining land? YES/~~NO~~
  If yes, please show this land on the submitted plans edged in blue.

9. USE OF LAND/BUILDINGS

Please state existing use(s) or, if vacant, the last use(s) of the site... NURSERY SCHOOL.

If residential, state existing number of dwellings... N/A.

and the number of any to be lost... N/A.

10. ACCESS AND PUBLIC RIGHTS OF WAY

- Would the proposal involve the construction of a new vehicular access? YES/~~NO~~
- or alteration of an existing vehicular access? ~~YES~~/NO
- and/or the creation or alteration of a pedestrian access? YES/~~NO~~
- Are there any public rights of way within the site? ~~YES~~/NO

11. HISTORIC CONTEXT

- Would the proposal involve demolition or alteration of a Listed Building or demolition within a Conservation Area? ~~YES~~/NO
- Does the site include an Ancient Monument? ~~YES~~/NO

  If yes, a separate application for Listed Building Consent, Conservation Area Consent, or Scheduled Monument Consent may be necessary.

12. TREES

- Is it proposed to fell any trees? YES/~~NO~~
- or remove hedgerows? YES/~~NO~~

13. DRAINAGE

How would the surface water be disposed of?... MAINS.

How would any foul sewage be dealt with?... MAINS.

14. SPOIL

How much spoil/demolition rubble (if any) would result from the proposal? ~~NONE~~/MINIMAL/~~.....m3~~

Where would the spoil/demolition rubble be disposed of? LICENCED TIP.

15. VEHICLE PARKING

How many parking spaces would be provided in total on completion of the development?

Cars... 18 ...Other... N/A.

16. MATERIALS

Please state the materials to be used for:-

External Walls... BRICKWORK.

Colour... RED MULTI BRICK WITH RED FEATURE BANDING TO MATCH RECENT EXTENSION

Roofing... ARTIFICIAL SLATE.

Colour... SLATE GREY.

17. PROVISION FOR DISABLED PEOPLE

- Has provision been made to meet the needs of disabled people, insofar as the proposal involves buildings to which the public would have access? YES/~~NO~~

18. PLANS AND DOCUMENTS ENCLOSED

List of plans and drawings submitted... SEE COVERING LETTER.

- A supporting statement YES/~~NO~~
- An environmental statement* YES/~~NO~~

*as defined under the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988.

A signed certificate of ownership MUST accompany this application

Is it:

- Certificate A? YES/~~NO~~
- or Certificate B? ~~YES~~/NO

Other... N/A.

19. ADDITIONAL INFORMATION

Is the application for:

A industry, offices, warehousing, storage, shopping, commercial purposes or places of public assembly? ~~YES~~/NO

B the winning or working of minerals? ~~YES~~/NO

C an agricultural dwelling or building? ~~YES~~/NO

D development for the provision of education? YES/~~NO~~

If yes, please complete additional form(s) as appropriate.

20. DECLARATION

In pursuance of the powers delegated to me, I hereby give notice to the West Sussex County Council that I propose to seek permission under Regulation 3 of the Town and Country Planning General Regulations 1992 for the carrying out of the development as described in this application.

Signed: [redacted] Date... 18 December 2007

County Secretary

west sussex county council

APPLICATION FOR PLANNING PERMISSION FOR THE DEVELOPMENT OF FACILITIES FOR EDUCATION

FOR OFFICIAL USE ONLY

Application No.....

Additional information required in respect of applications for development at educational establishments.

1. Address or location of the land to which this application relates. BOULDSTONE NURSERY SCHOOL, BOULDSTONE LANE, SOMPTING LANCING, WEST SUSSEX.

Please complete the following table for this establishment.

Information Required	Existing as at, Date 24.11.06	Proposed or expected on completion of the development Date 31.03.08.
2. Total number of pupils/students on roll	103.	128
3. Total number of classrooms	5	7
4. Total number of teachers	7	12.
5. Total number of car parking spaces*	0	18.

* Please show the location of such provision on the plans which accompany this application.

6. What is the area of gross floor space (ie measured externally) to be created by the development?
475. square metres

7. Please state the reason(s) why the proposed development is required.
TO PROVIDE A NEW EXTENDED SERVICES CENTRE + NURSERY SCHOOL EXTENSION PLUS REPLACEMENT HDA + CAR PARK FOR 18 NO SPACES.

8. If the application is for the renewal of a temporary permission for a relocatable classroom, please give details of those steps which are being taken to satisfy requirements by more permanent buildings. If 'none' it would be helpful if you could give reasons.
N/A.

Signed..... Date 18 December 2007
County Secretary
on behalf of the ..... Committee
of West Sussex County Council

west sussex county council

Town and Country Planning (General Development Procedure) Order 1995
CERTIFICATE UNDER ARTICLE 7

Certificate A

I certify that:

1. on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

   Agricultural Holdings Certificate

2. Whichever is appropriate **one** of the following alternatives must form part of this certificate. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

   - *None of the land to which the application relates is, or is part of, an agricultural holding.

   or

   - ~~*I have/The applicant has* given the requisite notice to every person other than~~ my/him/her* self 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:

Tenant's name	Address at which notice was served	Date on which notice was served
.....	.....	.....
	.....	
	.....	
	.....	

Signed.....
County Secretary

on behalf of the (b). CHILDREN + YOUNG PEOPLES SERVICES Committee of West Sussex County Council

Date..... 18 December 2007

*delete where **inappropriate**

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years

(b) applicant's name

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Addendum
DATE RECEIVED 21 DEC 2006

ENVIRONMENTAL STATEMENT

The siting and design of the building, and the landscaping of the site, will meet as far as possible the sustainability expectation of West Sussex County Council and the South East England Development Agency check list

It is also expected to fall within the accepted levels of 'Construction Excellence' and to perform to the environmental construction indicators for Water Efficiency, Operational Energy, Embodied Energy, Bio-diversity, Transport and Waste as they are developed.

It is anticipated that an environmental performance check on this project will be reported to the Planning Committee within two years of its practical completion.

The following measures and initiatives are being included to support the Council's commitment:

1) **The building envelope is highly thermally & energy efficient exceeding building regulation requirements by a minimum of 10%.**

2) **The building has very good levels of both natural light & natural ventilation.**

3) **Materials specified are where feasible rated 'A' in the BRE "Green Guide to Specification".**

4) **Mechanical & Electrical systems utilise energy efficient equipment operated by motion detectors or enhanced by daylight dimming controls.**

5) **Mechanical plant will be of the energy efficient condensing type combined with an underfloor heating system maximising the benefits of the condensing process with low heating water temperatures.**

6) **Water saving techniques will be employed such as low flow taps, low flush wc's & timed flow urinal flush controls.**

7) **A BREEAM Initial Guidance Assessment will be undertaken to assess the sustainability of the proposals & its conclusions received.**

A Children's Centre is a 'one-stop' shop, delivering easily accessible services for families with young children. The centres aim to provide:

- early education integrated with childcare;
- family support and outreach to parents;
- child and family health services.

The purpose of a children's centre is to significantly improve the health, well-being and educational attainment of children, particularly those who are disadvantaged. It will also help parents lift themselves and their children out of poverty through access to self-development, training and employment opportunities.

When fully developed, children's centres will also act as a service hub within the community for parents of children up to the age of 14 (16 with additional needs) by offering in partnership with others out of school, breakfast and holiday clubs. Centres will offer a link with other day care provision, local extended schools and will be a base for childminder networks. Centres will also have links with local training and education providers, Jobcentre Plus and the Children's Information Service (CIS).

Sure Start children's centres are crucial to the delivery of the Government's 10 year childcare strategy and to improve outcomes for children.

The centres will be open 48 weeks a year, Monday to Friday 8am to 6pm

PLANNING DIVISION
PLAN No. ADC10497/06
DATE RECEIVED 21 DEC 2006

08 DEC 2006



Before



Before



After



After

Acc10497106
21 DEC 2006

Design & Access Statement for a Proposed Extension to Boundstone Nursery School & Part New Build Extended Services Centre

west sussex county council

the SEAMAN PARTNERSHIP

TSP175

Proposed Extension to Boundstone Nursery School & Part New Build Extended Services Centre

❖ Introduction:-

i) West Sussex County Council is required to provide an additional 30 Extended Services Centres by March 2008. The Centres will be located in areas that are the most disadvantaged in the County and there will also be a number of Centres which cover rural communities in the form of an outreach service.

Extended Services Centres are crucial to the implantation of the Government's ten-year childcare strategy and will be one of the key delivery mechanisms to achieve the objectives set out in the Government's Every Child Matters agenda. The aim is to improve outcomes for all young children, and in particular to close the gap between the outcomes for the most disadvantaged children and others.

ii) The proposal is to provide firstly an Extended Services Centre consisting of the following accommodation:-

a) A large café/social space with adjacent kitchen, & storage.

b) A meeting room

c) A medical room

d) A combined ESC/Nursery School Office

the SEAMAN PARTNERSHIP

e) 2 No. Training Rooms

f) Ancillary wc. Storage, plant room & circulation areas

g) Existing crèche & ancillary accommodation

h) Existing Parents Room

Secondly an extended Nursery School consisting of:-

a) 3 No. new build teaching spaces with ancillary accommodation

b) 3 No. refurbished teaching spaces with ancillary accommodation

c) Refurbished toilet & sanitary accommodation

d) Existing Headteacher's & staff accommodation

❖ Site Context-

Boundstone Nursery School is situated in a largely residential area on Upper Boundstone Lane, Lancing. To the immediate north west & south is the playing field for the adjacent Boundstone Community College. To the east there is considerable residential accommodation across Upper Boundstone Lane. Slightly further removed there are houses on Abbey Road that back on to the site from the west & off Cokeham Road to the south.

❖ Site History

The existing Boundstone Nursery School was originally constructed back in 1955 as a Junior School using a Dewent timber building system & as such was anticipated to have a circa 25 year life.

It was converted in the early 1960's to a Nursery School, & an additional classroom was added in 1992. In 2003 WSCC commissioned The Seaman Partnership to extend the Nursery with the provision of a crèche, parents room & ancillary accommodation. This was a brick built permanent construction & the aim was to set the style for forthcoming development.

❖ <u>The Proposals</u>

❖ <u>Amount of Development/Layout:-</u>

The proposals meet all the previously stated accommodation needs. One of the main design issues regarding these proposals is the condition & anticipated lifespan of the existing building which we believe will need to be replaced in the near to short term. The proposals therefore have been designed to 'wrap-around' the existing building & thereby facilitate its proposed demolition & replacement in the near future. In order to achieve this there has been some realignment of the boundaries between the Nursery & the Community College. This has been agreed between WSCC & the relevant governing bodies. The additional width for the Community College playing field would be of great benefit in terms of providing sufficient width for a 400m grass running track to be laid out.

Regrettably this will result in the loss of some trees to the western boundary but the proposals will reinforce the new boundary with planting particularly to the south western part of the boundary.

Currently the existing Nursery School has no parking provision & therefore staff, visitors & parents dropping off or collecting children park both in the lay-by & along Upper Boundstone Lane. Together with the 'drop-off', 'pick-up' traffic generated by the Community College this makes Upper Boundstone Lane very difficult to negotiate particularly between the hours of 8 – 9am & 2.45 – 4.00pm.

The heating plant will be energy efficient, of the condensing type combined with an underfloor heating system to maximise the benefits of the condensing process with low heating water temperatures. Water saving techniques will also be employed such as low flow taps, low flush wc's and timed flow urinal flush controls.

A BREEAM Initial Guidance Assessment will be undertaken to begin to assess the sustainability performance of the building.

❖ Landscaping:-

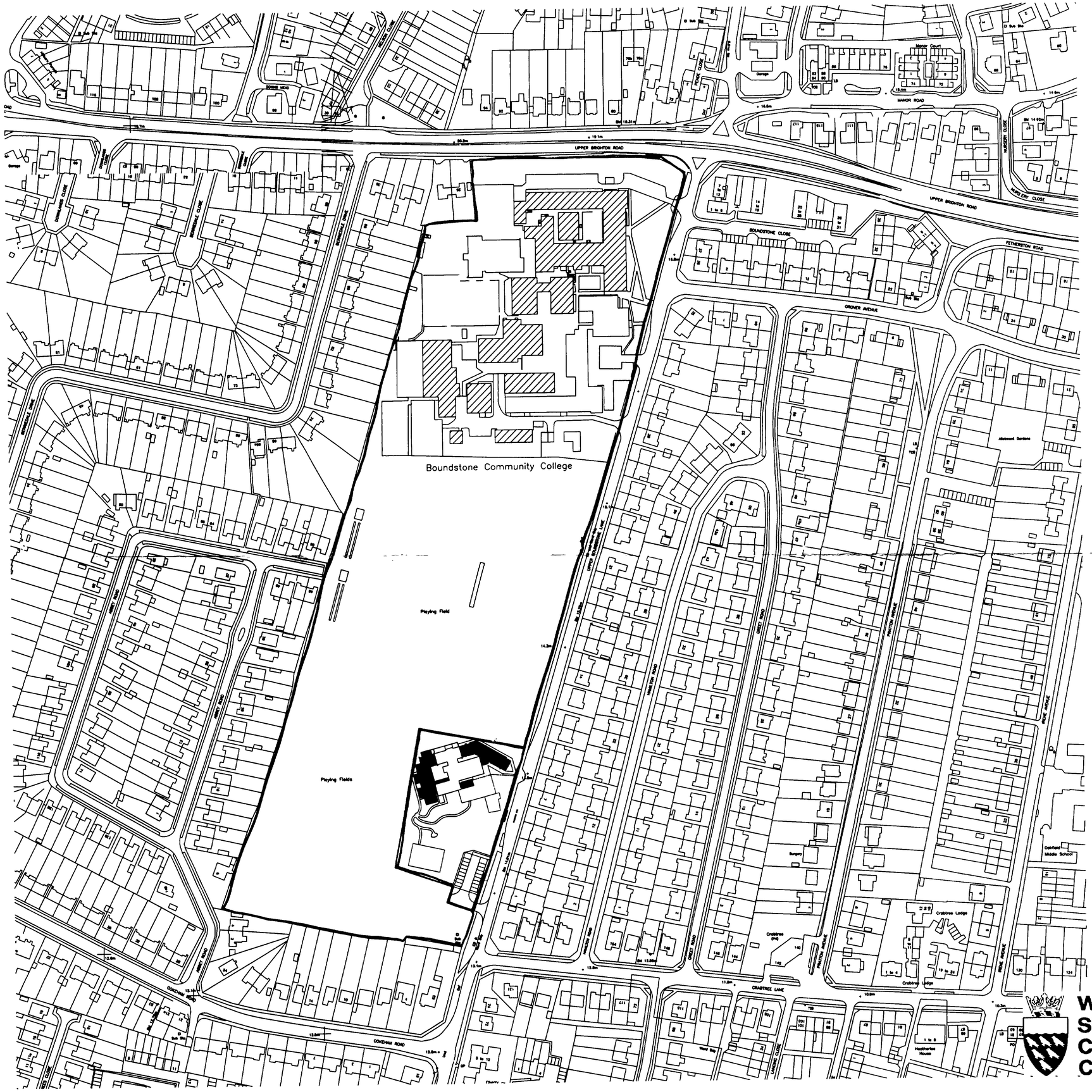
In terms of landscaping all existing trees will be retained on the site with the exception of the line of conifers to the NW corner & regrettably the group of chestnut & lime trees to the S.W. corner. These will be removed in order to re-align the boundaries between the schools & facilitate sufficient width to achieve a 400m running track. They are replaced however by a bank of trees to reinforce the new boundary to both the south & west. Around the perimeter of the new buildings there will be low maintenance planting to 'soften' the building & provide interest in terms of both colour & aroma. A landscape architect will provide a detailed layout & proposal & we would be happy to accept a condition regarding this element.

❖ Access:-

The new proposals allow for 2 No. disabled parking spaces. Access is then via a 'level' footpath to the new entrance doors which are automatically operated by sensors & have a mobility threshold. Horizontal circulation is via sufficiently wide corridors & with doors which where new are designed to comply with Regulation 3.10 of the Building Regulation M1/M2. Switches, outlets & controls are located at a height to comply with Regulation 4.30 of Regulation M1 & M2 & accessible toilets are provided to both the Nursery School & E.S.C.

❖ Programme

Subject to funding approval the project is aiming to commence on site in June/July 07 & complete March/April 08.



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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Asc1049706
DATE RECEIVED 21 DEC 2006

11 DEC 2006

west sussex county council

Rev A: Updated to site plan 06.12.06

LOCATION
Proposed Extended Services Centre
Boundstone Nursery School

DRAWING
Location plan

Date November 2006 Drawn By

Scale 1:1250 @ A1& 1:2500 @ A3

Drawing No TSP 175/00 A Cad File Location

-the-
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517550m.E

517600m.E

517650m.E

105100m.N

105050m.N

BOUNDSTONE NURSERY SCHOOL

PLAY AREA
bark chippings

PLAY AREA
mown grass

PLAY AREA
grass

PLAY AREA
bark chippings

HPA
tarmac

ALLOTMENT

BOUNDSTONE LANE

PUBLIC FOOTPATH

PUBLIC FOOTPATH

Site Survey

WEST SUSSEX DISTRICT COUNCIL
PLANNING DIVISION
PLN Application No
DATE RECEIVED 21 DEC 2006

11 DEC 2006

Rev A: Levels added 06.12.06

west sussex county council

LOCATION
Proposed Extended Services Centre
Boundstone Nursery School

DRAWING
Site Survey / Block plan

Date November 2006 Drawn By

Scale 1:250 @ A1 & 1:500@ A3

Drawing No TSP 175/01 A Cad File Location

-the SEAMAN PARTNERSHIP
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Proposed new boundary
1800 high chain link fence

Separating fence
1200 high palisade

SPORTS FIELD

Existing boundary

NEW EXTENSION

EXISTING BUILDING

New footpath

NEW EXTENSION

Trees removed

SPORTS FIELD

New footpath

Separating fence
1200 high palisade

New footpath

Existing pedestrian access

13.8m

Existing boundary

PUBLIC FOOTPATH

BOUNDSTONE LANE

Proposed new boundary
1800 high chain link fence

New HPA
1800 high chain link fence

New footpath
New pedestrian access

NEW CAR PARK (18 cars)

BM 14.01m

New crossover

Existing tree removed

Existing tree retained

New tree

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No	AD0040/06
DATE RECEIVED	21 DEC 2006

11 DEC 2006

Rev A: Canopies & buggy park shown 06.12.06

west sussex county council

LOCATION	Proposed Extended Services Centre at Boundstone Nursery School
DRAWING	Site layout
Date / Drawn By	November 2006
Scale	1 : 250 @ A1, 1:500 @ A3
Drawing No / Cad File Location	TSP 175/02 A

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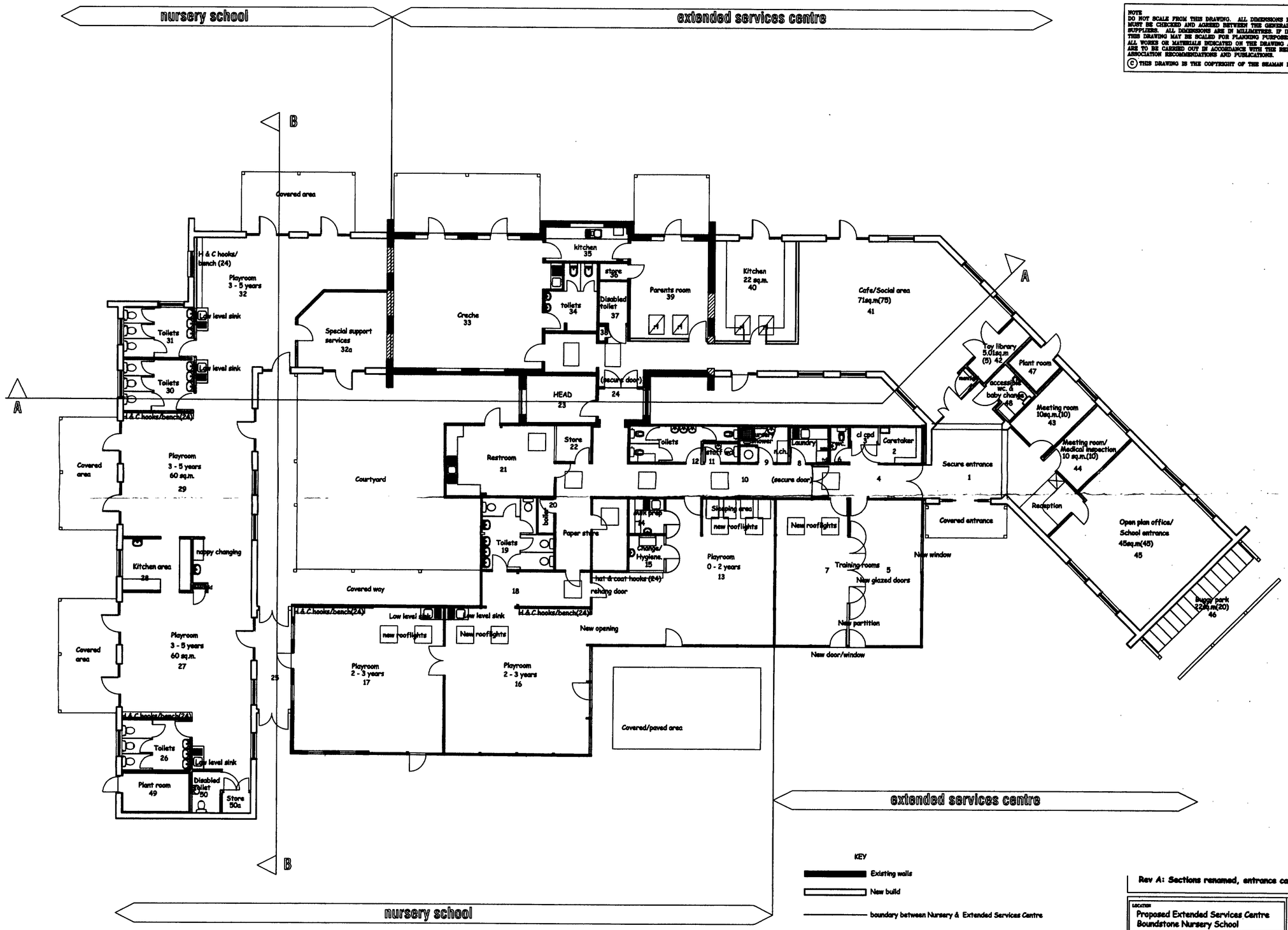

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21 DEC 2006
11 DEC 2006

Rev A: Sections renamed, entrance canopy added 06.12.06

west sussex county council

LOCATION
Proposed Extended Services Centre
Boundstone Nursery School

DRAWING
Floor Plans

Date November 2006
Scale 1 : 100 @ A1; 1:200 @ A3
Drawing No TSP 175/03 A

the SEAMAN PARTNERSHIP
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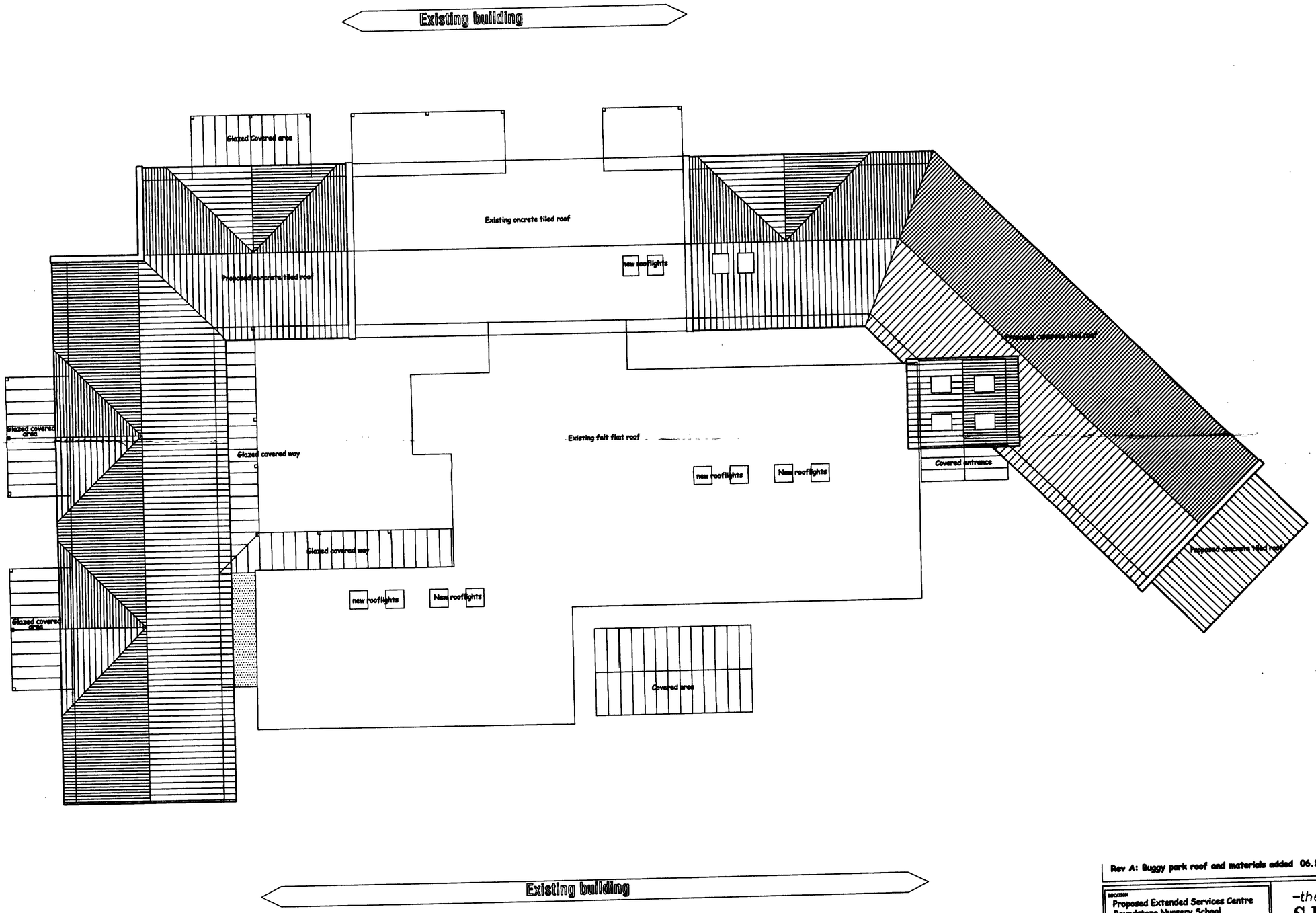

ADUR DISTRICT COUNCI
PLANNING DIVISION
PLAN No Ac/06/97/06
DATE RECEIVED 21 DEC 2006

11 DEC 2006

Rev A: Buggy park roof and materials added 06.12.06

west sussex county council

LOCATION
Proposed Extended Services Centre
Boundstone Nursery School

DRAWING
Roof Plans

Date November 2006 Drawn By

Scale 1 : 100 @ A1; 1:200 @ A3

Drawing No TSP 175/04 A Cad File Location

-the-
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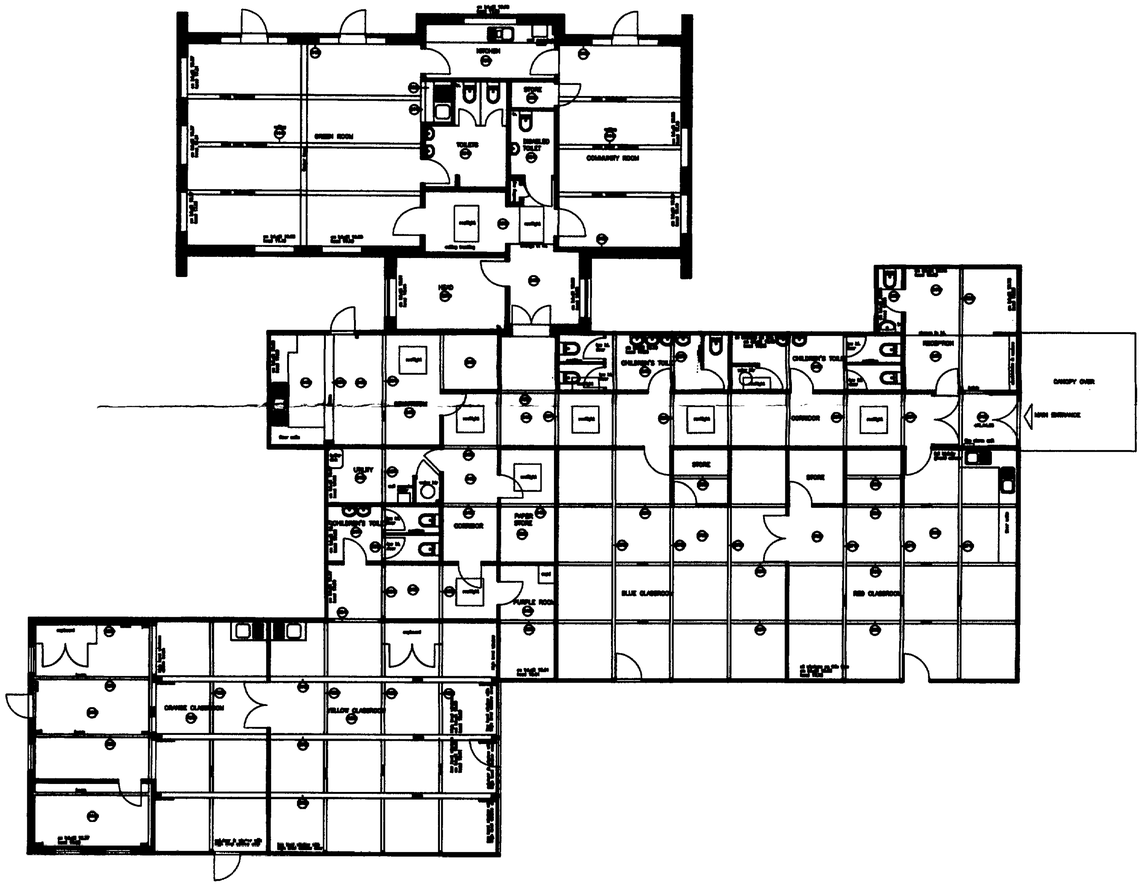

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No	AWDC/0166
DATE RECEIVED	21 DEC 2006

11 DEC 2006

LOCATION	Proposed Extended Services Centre Boundstone Nursery School
DRAWING	Survey Floor Plans
Date	November 2006
Scale	1 : 100 @ A1; 1:200 @ A3
Drawing No	TSP 175/ 07

-the SEAMAN PARTNERSHIP
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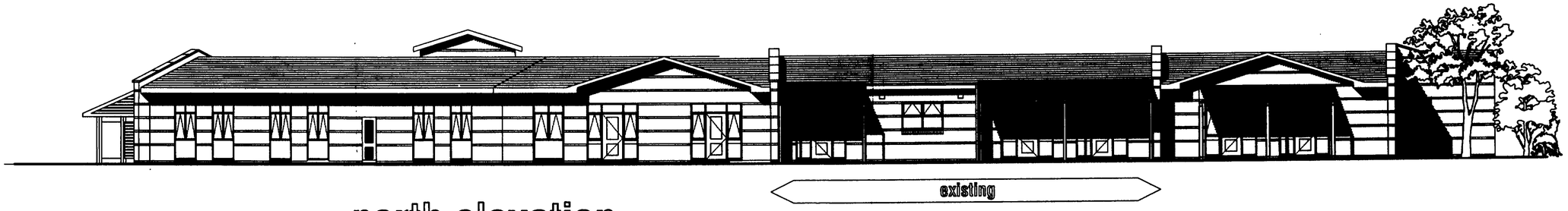
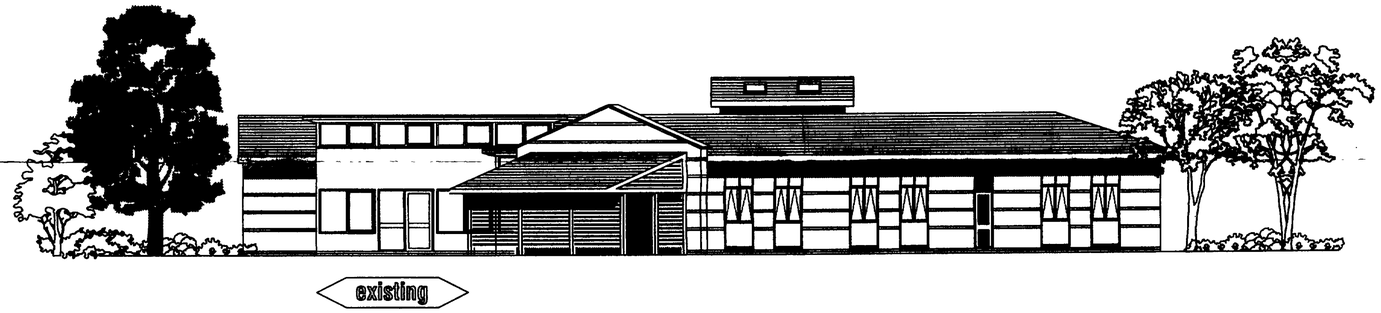
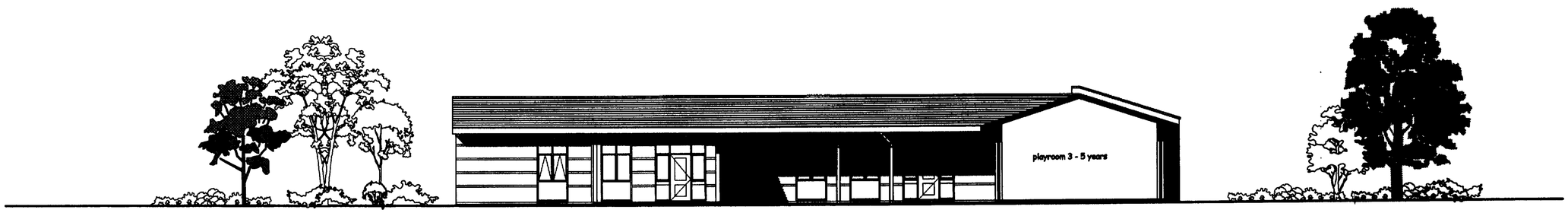


north elevation



east elevation



Sectional/elevation B - B

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No
DATE RECEIVED 21 DEC 2006

west sussex county council

LOCATION
Proposed Extended Services Centre
Boundstone Nursery School

DRAWING
Elevations & section

Date November 2006 Drawn By
Scale 1 : 100 @ A1; 1:200 @ A3
Drawing No TSP 175/ 05 Cad File Location

-the
SEAMAN
PARTNERSHIP
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BIRDHAM ROAD
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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.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.

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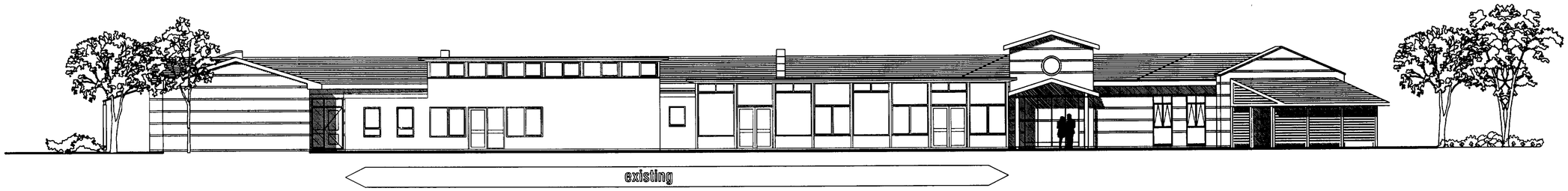
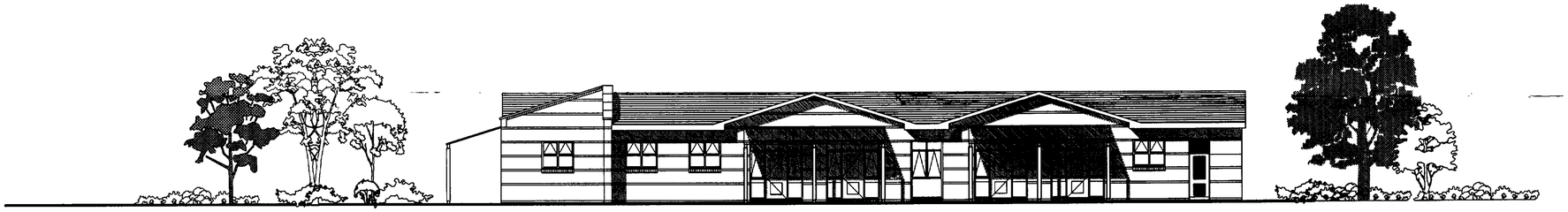
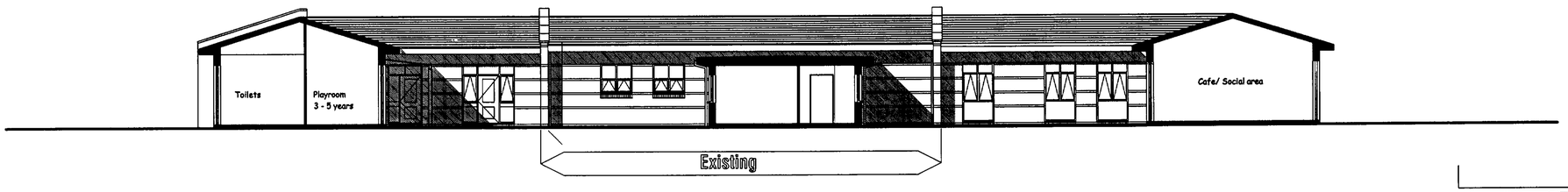


south elevation



west elevation



Sectional/elevation A - A

WEST SUSSEX COUNTY COUNCIL
PLANNING DIVISION
Application No
21 DEC 2006

west sussex county council

LOCATION: Proposed Extended Services Centre Boundstone Nursery School	-the SEAMAN PARTNERSHIP
DRAWING: Elevations & section	
Date: November 2006 Drawn By	
Scale: 1 : 100 @ A1; 1:200 @ A3	
Drawing No: TSP 175/06 Cad File Location	

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