ADUR DISTRICT COUNCIL
PLANNING DIVISION
Ax/0041/07
RECEIVED
23 JAN 2007

Hargreaves

SUPPORTING PLANNING, ACCESS & DESIGN STATEMENT AND PLANNING APPLICATION VALIDATION CHECK LIST

for

26 DOLPHIN ROAD SHOREHAM BY SEA WEST SUSSEX

ADUR DISTRICT COUNCIL
PLANNING APPLICATION
APPROVED
DATE
18 APR 2007

1. Purpose of Supporting, Planning & Design Statement and Validation Checklist

The Design Statement and Validation Checklist has been prepared in order to summarise and explain the proposals that have to be put forward in support of this outline planning application and to fully consider the implications of the planning application.

2. Policy Framework

The proposals now being put forward for 26 Dolphin Road, Shoreham by Sea, West Sussex are in accordance with National, Regional and Local Policy.

Adur District Councils' Local Plan was adopted in 1996 and covers the period from 1996 to mid-2006.

The Adur Development Plan is presently being prepared for the district.

3. The Site and its Surroundings

Dolphin Road is located approximately 1 mile north-east of Shoreham Town Centre and well connected to the A259 and A27.

Shoreham Railway Station linking Brighton to Worthing is located approximately ¾ a mile away. The site is well connected by bus services (a copy of Brighton and Hove Buses routes plan is attached).

The development lies adjacent to existing commercial development to the north, east and west and Dolphin Road, the railway line and further commercial development to the south.

The site is Brownfield, the northern part having been used for car parking since 2003 when permission was granted under reference SU/73/03/TP.

The southern part of the site is still occupied by a two storey 1960's style building. This building has reached the end of its economic life and does not meet the requirements of modern day occupiers and will therefore be demolished as part of the proposal.

4. The Development Proposals

The Concept

The design approach is in line with PPS1 "Delivering Sustainable Developments" which recognises guidance such as "by design" and aims to provide a high quality commercial development. The design envisaged follows that of other successful quality modern developments in the Dolphin Road area, such as the Dolphin Enterprise Centre. This reinforces the character of the area by continuing this distinct style.



"By Design" establishes the following principles of good urban design, which help to create successful places.

Character: a place with its own identity.

To promote character by responding to and reinforcing locally distinctive patterns of development, landscape and culture.

Continuity and Enclosure: a place where public and privates spaces are clearly distinguished.
To promote the continuity of street frontages and the enclosure of private space by development that clearly defines private and public areas.

Quality of the Public Realm: a place with attractive and successful outdoor areas.
To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society including disabled and elderly people.

Ease of Movement: a place that is easy to get to and move through
To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.

Legibility: a place that has a clear image and is easily understood.
To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way round.

Adaptability: a place that can change easily.
To promote adaptability through development that can respond to changing social, technological and economic conditions.

Diversity: a place with variety and choice.
To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

Although the application is in outline, plans accompanying the application demonstrate the layouts and elevations of the building that could be developed on the site.

5. Planning Application Validation Check List

(a) Approach to the site

26 Dolphin Road fronts onto Dolphin Road and is located at the western end of Dolphin Road.

There is already highway infrastructure to adoption standards both to the north and east of the application site.

(b) Car Parking

Car parking is provided in accordance with West Sussex Parking Strategy and Standards and has designated car parking spaces, disabled parking and disabled set-down positions and also cycle parking. The exact requirements of which will be subject to the particular building and considered at reserved matters stage.

(c) Entering the building or development

Access roads and forecourts provide access to the buildings in accordance with Part M of the Building Regulations. Doorways and entrances will accord with Part M (Access To and Use of Buildings) of the Building Regulations.

(d) Circulation & layout

The access routes and forecourt areas follow that which has been approved on other recent developments in Dolphin Road, Shoreham and utilises the roadway to the east of the site.

(e) Appropriate use of surfacing materials

The access road to the east of the units has already been constructed in accordance with West Sussex County Council's Adoption Standards. Finishes to parking area will be subject to specific occupier requirements but are generally to be tarmac, concrete or block paving.

(f) Facilities including toilet provision within buildings

Disabled toilet facilities will be provided in accordance with Part M of the Building Regulations. The exact details of which will vary according to the occupier's specific requirements.

Entrance doors will be provided to accord with the colour and total contrast required under Part M of the Building Regulations.

(g) Evacuation

Means of escape will accord with Part B of Building Regulations and any specific occupier requirements.

(h) Transport Assessment

The site is already fully occupied, the northern part being used for car parking as approved under SU/73/03/TP and the southern part being occupied by a building which is used by a short term occupier.

The nearest bus stop is located some 300 yards to the west in Eastern Avenue.

(i) Flood Risk Assessment

The attached Commercial Property Search Report carried out by the Environment Agency confirms the site is not within the flood plain. The environmental report identifies the area as one with a risk of Radon, however states that no Radon protection measures are required.

(j) Ecological Survey

A walkover survey of the site in July 2006 identified that the site has no evidence of any existing ecological or reptile activity.

(k) Environmental Impact Assessment

None required.

(l) Contaminated Land Study

Environmental Screening Report prepared by the Environscreen has reviewed available sources of historic information relating to the site such as mapping and records held by the Environment agency and other statutory bodies. The report identifies that there were potentially contaminative uses going on close to the site but not on it. Therefore a watching brief would be a sensible course of action, so that if any contamination is discovered during the redevelopment process, it is assessed and an appropriate course of action taken at the time.

(m) Landscape Plan/Management Report

As the application is outline, this will be submitted as part of any reserved matters approval.

(n) Draft Heads of Terms for Section 106 Agreement/Unilateral Undertaking and Title Documents

The application should not result in any contributions that require a legal agreement.

(o) Site Survey

The site has been surveyed and existing and proposed levels are shown on the drawing accompanying this application.

(p) Tree Survey/Arboricultural Report

There are no existing trees on the application site.

(q) Air Quality / Noise Impact Assessment

None required.

(r) Geotechnical Assessment

A detailed assessment will be carried out to establish the ground bearing capacity for foundation design.

The Environmental report prepared by the Enviroscreen specifies that there is no evidence of the site being affected by past, present or proposed mining.

(s) Affordable Housing Statement

Not applicable.

(t) Retail/Leisure Impact Study/Sequential Tests

The application is not for retail or leisure uses.

(u) Economic/Regeneration Impact Statement

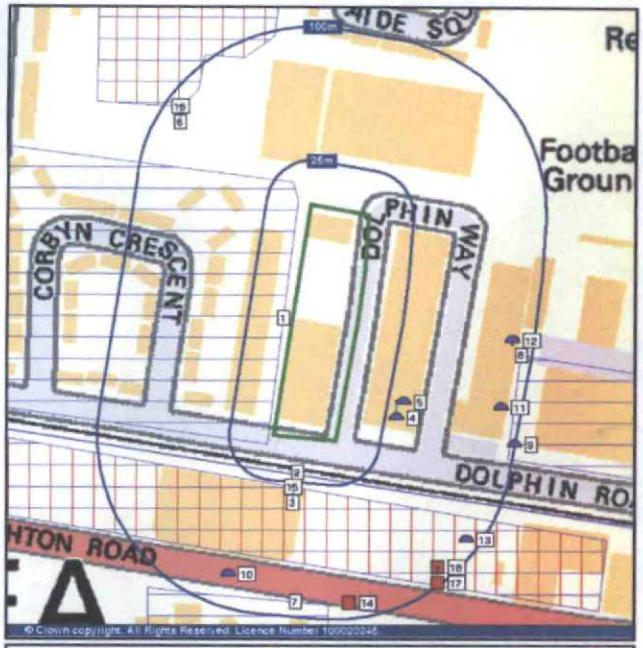
The site, whilst presently in use, is used for parking / warehouse accommodation and does not provide maximum economic benefit to the area as a result of the limited employment opportunities afforded from the current site construction.

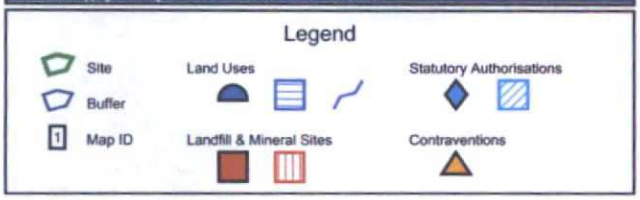
The scheme as proposed takes account of employment requirements, identified by professional property advisers as well as the requirements of both local and national companies wishing to relocate to the coastal strip.

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WILBOURN ASSOCIATES
Chartered Environmental Surveyors

Environmental Certificate





Site
Site
26, Dolphin Road
Shoreham-By-Sea
BN43 6PB

Site Boundary:
Site Boundary defined total area: 0.46 Ha

Prepared For
Hargreaves Properties Ltd
Rustington House
Worthing Road
Rustington
West Sussex
BN16 3PS

Client Ref
Tim Farlam_ESC

Purchase Order No.
none

Client Name
Hargreaves

Enviroscreen Order No.
20674365_1

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
Potentially Contaminative Industrial Uses (Past Land Use)				
Clay bricks & tiles [manufacture], Date of mapping: 1899-1912	1		✓	
Railways, Date of mapping: 1879-1984	2		✓	
Clay bricks & tiles [manufacture], Date of mapping: 1879	3			✓
Sawmilling, planing & impregnation [i.e. treatment of timber], Date of mapping: 1984	4			✓
Factory or works - use not specified, Date of mapping: 1963	5			✓
Clay bricks & tiles [manufacture], Date of mapping: 1912	6			✓
Road haulage, Date of mapping: 1963-1984	7			✓
Animal by-products [i.e. gelatine, soap, glue etc.], Date of mapping: 1948	8			✓
Historical Tanks And Energy Facilities				
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1965	9			✓
Contemporary Trade Directory Entries				
Nationwide Autocentre, Brighton Rd,Shoreham-by-Sea, Garage Services, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	10			✓
Gemini Press Ltd, ,Unit A1,Dolphin Way,Shoreham-by-Sea, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11			✓
S A I C Ltd, ,Unit A3,Dolphin Way,Shoreham-by-Sea, Abrasive Products - Manufacturers & Distributors, Status: Active, Positional Accuracy: Automatically positioned to the address	12			✓

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Travis Perkins Trading Co Ltd, ,Brighton Road,Shoreham-by-Sea, Builders' Merchants, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address	13			✓
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
West Sussex County Council, - Has supplied landfill data	N/A	-		
Adur District Council, - Has no landfill data to supply *	N/A			
Licensed Waste Management Facilities (Locations)				
Shoreham H W R C,Old Brighton Road,Shoreham By Sea,West Sussex,BN43 6RJ, Licence Number: 19726, Site Category: Household, Commercial And Industrial Transfer Stations, Licence Status: Modified, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 100m	14			✓
Potentially Infilled Land (Non-Water)				
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1984	15			✓
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1984	16			✓
Registered Waste Transfer Sites				
West Sussex C.C., Brighton Road C.A.Site,Shoreham By Sea,West Sussex, Reference: 7/AJ/90 (7/AB/77), Status: Superseded, Positional Accuracy: Manually positioned to the address or location	17			✓
Wyvern Waste Services Ltd, Shoreham C.A.Site,Old Brighton Road,SHOREHAM BY SEA,West Sussex,BN43 6RJ, Reference: WSX/L1/0151/1, Status: Operational, Positional Accuracy: Manually positioned to the address or location	18			✓
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
Flood Plain Type: Tidal, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied	N/A			✓
Flooding from Rivers or Sea without Defences				
Flood Plain Type: Tidal, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied	N/A			✓
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			

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Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Groundwater Vulnerability				
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000	N/A	✓		
Drift Deposits				
No	N/A			
Radon Affected Areas				
Between 1% and 3% of homes are above the Action Level	N/A	✓		
Radon Protection Measures				
No radon protective measures are necessary in the construction of new dwellings or extensions	N/A	✓		
Coal Mining Affected Areas				
In an area which may not be affected by coal mining	N/A			
Brine Compensation Areas				
No	N/A			

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Environmental Certificate

Additional Information

In completing this report Wilbourn Associates has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Wilbourn Associates. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note **Contamination and Environmental Matters - their implications for property professionals,** published December 2003, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices C-E of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

Copies of the property observation checklist can be downloaded free of charge at

www.environmental-surveyors.com/downloads.htm

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

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SEPA Scottish Environment Protection Agency

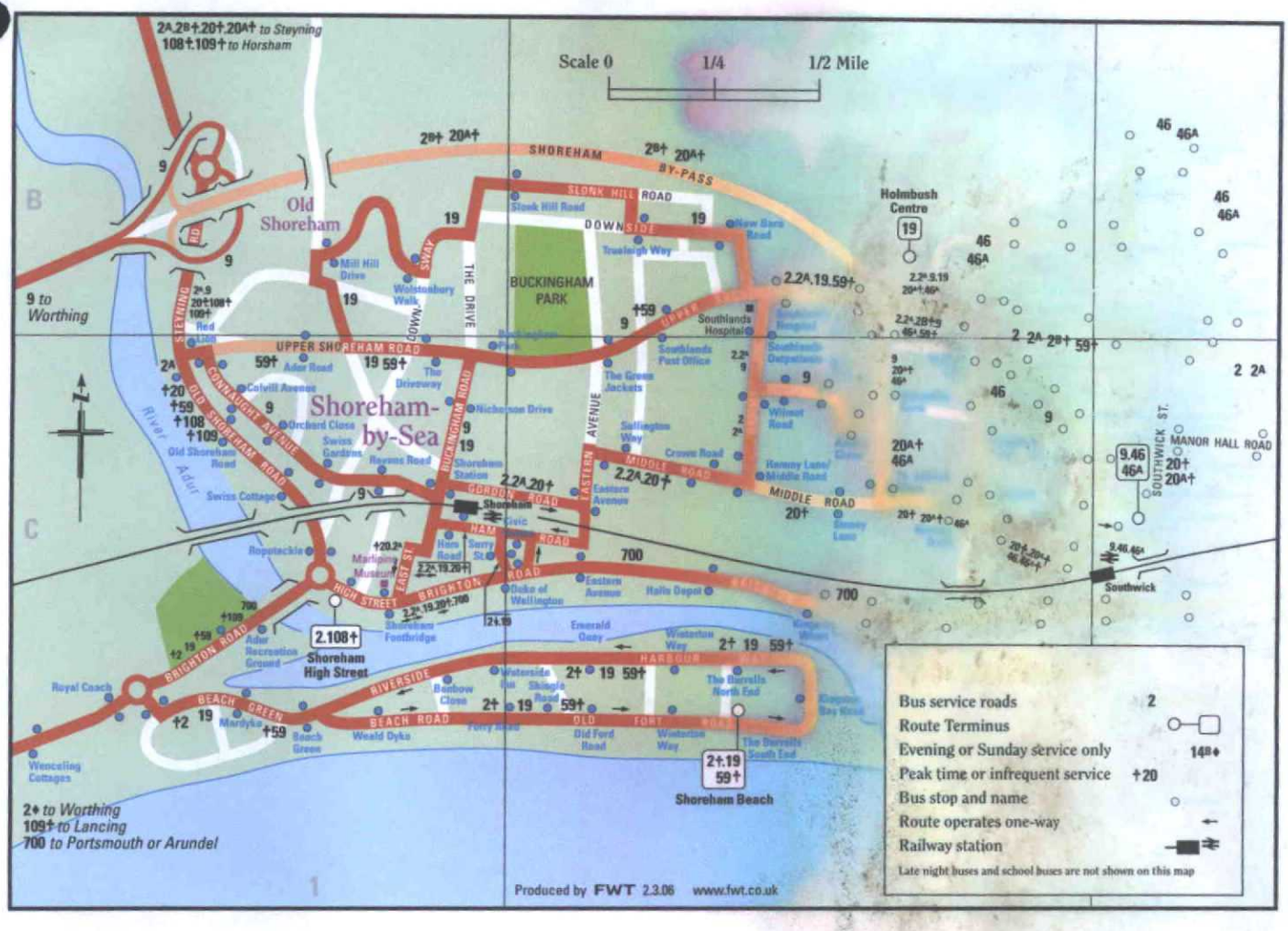
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THE COAL AUTHORITY

LANDMARK Information Group

Environment Agency

British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL


Scale 0 1/4 1/2 Mile
2A,28†,20†,20A† to Steyning
108†,109† to Horsham
9 to Worthing
2† to Worthing
109† to Lancing
700 to Portsmouth or Arundel
Old Shoreham
Shoreham-by-Sea
BUCKINGHAM PARK
Holmbush Centre
Southwick
Shoreham High Street
Shoreham Beach
Produced by FWT 2.3.06 www.fwt.co.uk
Bus service roads 2
Route Terminus
Evening or Sunday service only 148♦
Peak time or infrequent service †20
Bus stop and name
Route operates one-way
Railway station
Late night buses and school buses are not shown on this map


Rottingdean Bus Routes
Bus service roads 2
Route Terminus
Evening or Sunday service only 148♦
Bus stop and name
Late night buses and school buses are not shown on this map
Route operates one-way
Start for bus walks-leaflets from Visitor Information Centre
Railway station
Ovingdean
Rottingdean
Coombe Vale
Bannings Vale Shops
White Horse
Scale 0 1/4 1/2 Mile
Produced by FWT 2.3.06 www.fwt.co.uk

LANDMARK
Information Group
Landmark Historical Map
Published Date(s): 1930-1933
Originally plotted at: 1:2,500

LANDMARK
Information Group

Landmark Historical Map
Published Date(s): 1912
Originally plotted at: 1:2,500

LANDMARK
Information Group
Landmark Historical Map
Published Date(s): 1898
Originally plotted at: 1:2,500