

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land adjacent to Woodgate Nurseries
Address line 1	Lidsey Road
Address line 2	
Address line 3	Woodgate
Town/city	
Postcode	PO20 3SU
Description of site location must be completed if postcode is not known:	
Easting (x)	493703
Northing (y)	103888
Description	

2. Applicant Details

Title	
First name	
Surname	C/O Agent
Company name	Hanbury (AM) Ltd
Address line 1	C/O
Address line 2	Agent
Address line 3	
Town/city	
Country	United Kingdom

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Nigel

Surname

Jarvis

Company name

Luken Beck MDP Ltd.

Address line 1

30 Carlton Crescent

Address line 2

Address line 3

Town/city

Southampton

Country

Postcode

SO502EW

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

Access

Appearance

Landscaping

Layout

Scale

Please note in regard to:

- Fire Statements - From 1 August 2021, outline planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling can voluntarily include a 'Fire Statement' if appropriate. View government planning guidance on fire statements or access the fire statement template and guidance.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe the proposed development

Outline planning application for residential development of the site with up to 95 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works ('Access' included with all other matters reserved).

4. Description of the Proposal

Has the work already been started without planning permission? ☐ Yes ☐ No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

3.53

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Agricultural Land

Is the site currently vacant? ☐ Yes ☐ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☐ No

Land where contamination is suspected for all or part of the site ☐ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☐ No

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

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☐ No

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

Are there any new public roads to be provided within the site? ☐ Yes ☐ No

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

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to submitted Transport Assessment (Highgate Transportation)

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☐ No

9. Materials

Does the proposed development require any materials to be used externally? ☐ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Other Materials Spec	
Description of existing materials and finishes (optional):	To be agreed at Reserved Matters stage
Description of proposed materials and finishes:	To be agreed at Reserved Matters stage

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

9. Materials

Please refer to Design and Access Statement, and Illustrative Masterplan.

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

Please refer to submitted Flood Risk Assessment and Drainage Strategy (Fortridge Consulting Ltd)

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☒ 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)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☒ Yes ☐ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ 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 may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

13. 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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

13. Biodiversity and Geological Conservation

- ☒ Yes, on the development site
- ☒ Yes, on land adjacent to or near the proposed development
- ☒ 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
- ☒ No

c) Features of geological conservation importance:

- ☒ Yes, on the development site
- ☒ Yes, on land adjacent to or near the proposed development
- ☒ No

14. Waste Storage and Collection

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

If Yes, please provide details:

Please refer to;
Illustrative Masterplan - while indicative this factors in refuse collection and storage requirements
Transport Assessment - while the Illustrative layout is indicative the TA has provided swept path analysis to demonstrate accessibility for larger utility vehicles including refuse and emergency services.

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

If Yes, please provide details:

Further detailed design including layout would follow at Reserved Matters stage. The Illustrative Masterplan however accommodates necessary space for refuse collection points, and storage per ADC requirements.

15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☒ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☒ Social, Affordable or Intermediate Rent
- ☒ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	66	66
Total	0	0	0	0	66	66

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

15. Residential/Dwelling Units

Social, Affordable or Intermediate Rent - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	22	22
Total	0	0	0	0	22	22

Add 'Affordable Home Ownership - Proposed' residential units

Affordable Home Ownership - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	7	7
Total	0	0	0	0	7	7

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units

95

Total existing residential units

0

Total net gain or loss of residential units

95

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

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 it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☒ Yes ☐ No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

22. 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?

- ☒ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ 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):

Officer name:

Title	Mr
First name	Simon
Surname	Davis
Reference	PAA/80/21/

Date (Must be pre-application submission)

27/08/2021

Details of the pre-application advice received

(Extracts)

The proposal despite being outside of the BUAB, is sustainably located as it lies on the southern edge of Aldingbourne and it will be possible for residents to use non-car means of transport to access schools, pubs, shops and other services.

The proposal results in economic and social benefits but you should seek to quantify these through an application submission. We will need to consider any environmental, social or economic harms such as disturbance to wildlife, loss of agricultural land and any increase in air pollution.

It may not be necessary to apply the NPPF presumption in favour of sustainable development as subject to meeting the 7 criteria in ANDP policy EH1, you may be in accordance with the most recent policies of the development plan despite the site being outside the BUAB.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

25. Ownership Certificates and Agricultural Land Declaration

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* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☒ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Leslie James Langmead and Patricia Langmead
Number	17
Suffix	
House Name	c/o Hanbury Properties, Hanbury (AM) Ltd
Address line 1	Northgate
Address line 2	
Town/city	Chichester
Postcode	PO19 1BJ
Date notice served (DD/MM/YYYY)	05/11/2021

Name of Owner/Agricultural Tenant	West Sussex County Council
Number	
Suffix	
House Name	County Hall
Address line 1	West St
Address line 2	
Town/city	Chichester
Postcode	PO19 1RG
Date notice served (DD/MM/YYYY)	05/11/2021

Person role

- ☒ The applicant
- ☒ The agent

Title	
First name	Nigel
Surname	Jarvis
Declaration date (DD/MM/YYYY)	04/11/2021

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

04/11/2021