ARUN DISTRICT COUNCIL

# ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990.

APPLICATION FOR PLANNING PERMISSION

6 copies of this form required, together with plans and appropriate fee

**IT IS IMPORTANT** THAT YOU READ THE NOTES PREPARED FOR GUIDANCE OF APPLICANTS

FOR OFFICIAL USE ONLY
App No. A/148/05
Date Received 15.12.05.

| 1. Applicant (in BLOCK CAPITALS) | Agent (if any) to whom correspondence should be sent (in BLOCK CAPITALS) |
|---|---|
| Name Richmond Cars, Frosts, Hawoods and Mr P. Langmead | Name Elizabeth Lawrence |
| Address C/O Roundstone Farm, Littlehampton Road, Ferring. | Address Woodend, Water Lane Storrington, RH20 3LY |
| Tel. No. | Tel. No. 01903 743681 |

2. Type of Application

| | State Yes or No | If yes, describe those matters which form part of your application:- |
|---|---|---|
| (a) Full planning permission (including changes of use). | NO | |
| (b) Outline planning permission. | YES | a) the layout of the site ~~yes~~/no<br>b) the number, siting, design and external appearance of the building ~~yes~~/no<br>c) the landscaping of the site ~~yes~~/no<br>d) the means of access to the site ~~yes~~/no |
| (c) Approval of reserved matters following the grant of an outline permission. | NO | If yes, state the number of the outline permission and describe those matters which form part of your application:-<br>a) the layout of the site yes/no<br>b) the number, siting, design and external appearance of the buildings yes/no<br>c) the landscaping of the site yes/no<br>d) the means of access to the site yes/no |
| (d) Permission for continuance of use without compliance with a condition imposed on a planning permission. | NO | If yes, state the number of the planning permission and the condition number:-<br>a) Planning permission number<br>b) Condition number |

3. (a) Full address or location of the land to which application relates.

Land south of A259, Littlehampton Road, Rustington, West Siusses.

(b) State whether applicant owns or controls any adjoining land — State Yes or No: NO — If yes, this land must be edged blue on the location plan

(c) Area of Site ~~12~~ 6 hectares/sq.metres*
*Dimensions of the application site and distances from new buildings to boundaries must be clearly indicated on plans in metres

| (d) Description of proposed development (if residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats) | Outline application for car showrooms and associated access, parking and landscaping. |
|---|---|

(e) State whether the proposal involves:-

| | | State Yes or No |
|---|---|---|
| (i) New building(s) or structure(s) | | YES |
| (ii) Alteration or extension of existing building(s) | | NO |
| (iii) Change of use only | | NO |
| (iv) Construction of a new access to a highway | vehicular | YES |
| | pedestrian | YES |
| (v) Alteration of an existing access to a highway | vehicular | NO |
| | pedestrian | |
| (vi) Closure of existing access | | NO |
| (vii) A Building of Special Architectural or Historic Interest or demolition within a Conservation Area. If YES a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary. | | NO |
| (viii) Any public Right of Way existing within the site. | | NO |

4. Particulars of **Use** of Buildings or Land: state (a) Present use VACANT
(b) If vacant the last use AGRICULTURAL

5. **Additional Information**

| | State Yes or No | | State Yes or No |
|---|---|---|---|
| Is the application for industrial, office, warehousing, storage, shopping, commercial purposes or places of public assembly? (see note 5) | YES | If yes, complete part 2 of form C.P.1. Is the application accompanied by an industrial Development Certificate | YES |
| (b) Is the application for the winning or working of minerals? | NO | If yes, complete part 4 of form C.P.1 | |
| (c) Is the application for an agricultural dwelling or building? | NO | If yes, complete part 6 of form C.P.1 | |
| (d) Does the proposed development involve the demolition of any residential units? | NO | If yes, how many units? Please indicate their positions on plans | |
| (e) Does the proposed development involve the felling of any trees? | NO | If yes, please indicate their positions on plans. | |
| (f) Is this an application for joint development, ie. where the local planning authority has an interest in the development? | NO | If yes, please specify interest | |

| | Exisiting | Proposed |
|---|---|---|
| (g) (i) How will surface water be disposed of? | (i) | soakaways |
| (ii) How will foul sewage be disposed of? | (ii) | mains |

6. **Plans** (See Note 6) **N.B.** 6 Sets of all drawings required.

List of drawings and plans submitted-indicate drawing numbers and scales.

Location PLan & 605 005

7. **Fees** (See Note 7)

If a fee is submitted please give the amount £ 9425.-

8. **It is important** that this application is signed and dated

Date 9-12-05 Signed G Lawrence

on behalf of Richmond Cars, Frosts, Harwoods & Mr P Langmead
(insert applicant's name if signed by an agent)

9. **Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995**

**N.B.** A signed certificate MUST accompany this application (See Note 9)

If the applicant is the sole owner (a) the following certificate should be completed and signed

**CERTIFICATE A**

(a) Owner means a person having a freehold interest or a tenancy the unexpired term of which was not less than 7 years.

I hereby certify that:-

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates on the day 21 days before the date of the accompanying application.

~~*2. None of the land to which the application relates is, or is part of an agricultural holding.~~

*2 *I have / The applicant has given the requisite notice to every person other than *myself / himself who on the day 21 days before the date of application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

| Name of Tenant | Address at which notice was served | Date on which notice was served |
|---|---|---|
| — | — | — |

*Delete where inappropriate

Signed G Lawrence
RICHMOND CARS, FROSTS, HARWOODS
*On behalf of & MR P LANGMEAD
Date 9/12/05

032/05/95a

ARUN DISTRICT COUNCIL

FOR OFFICIAL USE ONLY
App. No: A/148/05
Date Required 15.12.05

# ARUN DISTRICT COUNCIL

## PLANNING APPLICATION FORM PART 2

**Additional information required in respect of Applications for industrial, office, warehousing, storage, shopping, commercial purposes or places of public assembly.**

**6 copies** of this form should be submitted.

**N.B.** Please ensure that all measurements are in metric and use GROSS figures only (external measurement).

| | |
|---|---|
| **1.** 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. | — |
| **2.** Name and present address of proposed occupier. | RICHMOND CARS - FELPHAM<br>FROSTS - FERRING<br>HARWOODS - CHICHESTER + PULBOROUGH<br>CITY MOTORS - CHICHESTER |
| **3.** Is the proposal related to an **existing** use on or near the site? If so, please explain the relationship. | State YES or NO: YES<br>ALL HAVE OTHER SITES WHICH WILL BE RETAINED FOR CAR SHOWROOMS |
| **4.** Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?<br><br>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises. | State YES or NO: YES<br>RICHMOND CARS - EXISTING SITE TO BE REDEVELOPED 0.2 HA<br>FROSTS - LEASE ON PREMISES DUE TO EXPIRE 0.1 HA |

**5.** Details of **floor areas** and uses

| | Existing Floor Spaces or use (if any) | Proposed New Floor Space or use | Total Floor Space (allow for any space lost) |
|---|---|---|---|
| (a) What is the amount of industrial floor space? | (a) ..... m² | ..... m² | ..... m² |
| (b) What is the amount of office floor space? | (b) ..... m² | ..... m² | ..... m² |
| (c) What is the amount of retail floor space? | (c) ..... m² | ..... m² | ..... m² |
| (d) What is the amount of storage or warehousing floor space? | (d) ..... m² | ..... m² | ..... m² |
| (e) Other uses (please specify) CAR SHOWROOMS | (e) ..... m² | 13680 m² | 13680 m² |
| ..... | ..... m² | ..... m² | ..... m² |
| **TOTALS** | | 13680 | 13680 |

**6. Staff**

| | Office Male | Office Female | Industrial Male | Industrial Female | Other Staff (OFFICE +) Male | Other Staff (OFFICE +) Female |
|---|---|---|---|---|---|---|
| (a) Number of staff in existing premises on the site? | (a) ..... | | ..... | | ..... | |
| (b) How many new staff will be employed on the site as a result of the development? | (b) ..... | | 200 | | 112 | |
| (c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected. | (c) ..... | | 28 | | 25 | |
| | YES FROM | | FELPHAM + ALL STAFF | | FERRING | |

P.T.O.

C.P.1 (PT 2)
010/09.99

A/148/05

| | |
|---|---|
| **7. Place of Public Assembly**<br>In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, etc. please specify<br><br>(a) seating capacity<br><br>(b) bar floor area<br><br>(c) bedrooms | —<br><br>(a) .....<br><br>(b) .....m²<br><br>(c) ..... |
| **8.** What provisions have been made for the **parking**, loading and unloading or vehicles within the curtilage of the site?<br><br>(please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes). | SEE PLAN |
| What is the estimated vehicular **traffic** flow to the site during a normal working day?<br><br>(Please include all vehicles except those used by individual employees driving to work). | — |
| **10.** What is the nature, volume and proposed means of disposal of any trade effluent or trade **refuse?** | — |
| **11.** Will the proposed use involve the use of storage of any of the materials of type and quantity mentioned in note 12?<br><br>If Yes, state materials and approximate quantities. | State YES or NO NO |

ARUN DISTRICT COUNCIL A/148/05/ 15/12/2005
A/148/05



city motor holdings

The Autoplaza
Houndmills
Aldermaston Road
Basingstoke
Hants RG21 6YL

tel 01256 480300
fax 01256 480320

Mr. H Cheadle,
Planning Services,
Arun District Council,
Civic Offices,
Maltravers Road,
Littlehampton,
West Sussex.

23rd November 2005.

Dear Mr. Cheadle,

City Motors Holdings operated a car dealership out of the Green Topper Garage on the A259 at North Bersted until February 2004. Unfortunately the site became too small to meet our requirements and it was located too close to our Chichester based sites. Despite actively looking for a new site within Arun none were found and so we had to close that particular franchise, on the basis that it would be re-established when a suitable site became available.

To date the only suitable and available site to come forward has been the land at Windmill Bridge and we have actively supported the use of this land for a car showroom development since it was first proposed.

In terms of location it is ideally sited away from Chichester, but close to the main coastal towns of Littlehampton and Worthing. It is located alongside the A259 and is of sufficient size to accommodate our franchise requirements. It is an ideal site for a quality car dealership showroom and is in a good employment catchment area.

I appreciate that we are not currently operating within Arun, however at the time the Local Plan was being prepared we were within the District and were forced to leave due to the lack of suitable alternative premises. We remain very keen to have a franchise in Arun and consider ourselves as a local company due to our history with the District.

For these reasons we strongly urge you to approve the application and feel sure that it would benefit the District greatly.

Yours sincerely,

pp

Anthony Wickins,
Chairman.

City Motor Holdings Limited
Registered Office:
Quarry Lane, Chichester
West Sussex PO19 8NX

Directors
AJ Wickins (Chairman)
CED Elvidge (Managing)
KT Watson
MA Wickins
Non Executive Director
BHD Sampson
DW Russell

Registered in England

The South's Premier Dealer Group
www.frosts4cars.co.uk

25 November 2005

Dear Mr Bannister

**Planning Application for Proposed Car Showrooms, Windmill Bridge, Rustington**

As your are no doubt aware we currently operate from 50 Ferring Street, Ferring. We took a short term temporary lease on this site in July 2004, when we were unable to find premises in the area which were suitable for our long term requirements. The idea was that it would give additional time to try and find a suitable site.Until the submission of an application by Mr Langmead for the development of the above site no suitable sites whatsoever have become available in our catchment area.

To meet the existing and future requirements of our manufacturers we are now in a position whereby larger, suitably located premises have now got to be found or the business will either have to close completely or move out of the area. This is to comply with the manufacturers requirements and the changes within the industry that have taken place over the past couple of years.

The proposed car showroom site at Windmill Bridge is ideal for our dealership. It will enable us to expand to meet the requirements of the manufacturers, whilst retaining our existing clients and staff. The site itself is ideally located immediately adjacent to the A259 and close to the employment catchment areas of Littlehampton, Rustington and Amgmering. Overall the site is highly suitable for a high quality car dealership centre. In addition it would benefit us by being large enough to accommodate several dealerships. Within the industry the advantages of grouping several dealerships is now widely acknowledged.

We would be pleased for you to visit our existing premises to see for yourself the constraints on the site and will be please to provide further information about our requirements if necessary.

In conclusion we will greatly appreciate your support for our application, which we believed will benefit the District as a whole, not just our business and staff.

Yours sincerely

Toby Frost
**Director**

ARUN DISTRICT COUNCIL:A/148/05/ 15/12/2005

HARWOODS

London Road, Pulborough,
West Sussex, RH20 1AR
Tel: 01798 872407
Fax: 01798 872445

21 November 2005

Mr Howard Cheadle
Arun District Council
Civic Offices
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

Dear Mr Cheadle

**Proposed Car Showrooms, A259, Rustington**

We have been actively looking for a new car showroom site between Littlehampton and Worthing for a considerable length of time without any success. We already operate prestige showroom franchises in Horsham District and Chichester District and have identified a strong market demand in the eastern part of the Arun District. We consider that there is a huge potential to operate a prestige franchise, which could become a benchmark for superior quality showroom in the South East.

The proposed site at Windmill Bridge is ideally located to the east of Littlehampton, where there is an identified excellent client and staff catchment area. Its position on the A259 road junction and siting at a lower level to the road is exceptional and offers a unique opportunity to carry out a high class development where the identity and design of the building is prominent, rather than viewing a building over the top of display cars. It is also of sufficient size to create a landscaped setting, which would compliment the building, the outdoor image of the cars and the golf course and open countryside to the north and northwest.

At the same time we consider that the development of this site for high quality car showrooms would be of huge benefit to Arun District. It would provide a significant amount of local employment, would result in an attractive and very positive form of development and would act as a catalyst for inward investment in the locality. In particular it would stimulate and add to associated businesses in the locality as well as attracting new business into the area.

We are sure that you will be aware of the shortage of prime commercial development sites within the eastern part of the District. We can only reiterate that this is quite simply the only site that we have come across within the Arun District, which could meet the requirements, high standards and aspirations of a top quality car franchisee.

We would welcome the opportunity to develop a strong business identity, both in Arun and on this particular site. As with our sites elsewhere, we feel that we have a lot to offer both the local community and the local economy. Accordingly we ask you to support our joint application.

Yours sincerely

Guy Harwood
**Chairman**

ARUN DISTRICT COUNCIL A/148/05/ 15/12/2005

NASH

◆ARCHITECTS
◆SURVEYORS
◆PROJECT MANAGERS
◆PROPERTY CONSULTANTS

CBCM/MC

08 November 2005

B Bannister Esq
Arun District Council
Civic Offices
Maltravers Road
Littlehampton
West Sussex

Dear Mr Bannister

**Re: Planning Application for Proposed Car Showrooms, Windmill Bridge, Rustington**

As one of the leading commercial agents in the area, we confirm that we are not currently instructed in relation to any sites which would be suitable for a new car dealership franchise in Arun District. In addition we know of no sites currently available or likely to become available for such a use in the foreseeable future.

Although new car dealership franchises have very specific location and site requirements, in our experience Local Planning Authorities rarely make provision for them in their Local Plans. Not surprisingly in some areas such as Arun, there is a shortage of suitable sites and so any local demand cannot be satisfactorily met. Despite being aware of a specific local demand within Arun by existing and former franchise operators, we have been unable to offer any potential sites to them.

In our opinion the proposed car showroom site at Rustington would be ideal for that use and would help cater for the existing demand in the area.

If you require any further information, please write to us.

Yours sincerely

**C B C MANHIRE**
on behalf of Nash & Partners Ltd

NASH & PARTNERS LTD
Station Approach
Southgate, Chichester
West Sussex, PO19 8GA
Telephone (01243) 815720
Facsimile (01243) 784419
Email: office@nashpl.com

Company Registered in England No. 2092504 Registered Office as right VAT No. 459 579 972

ARUN DISTRICT COUNCIL:A/148/05/ 15/12/2005

Richmond HYUNDAI

Richmond Cars (Bognor Regis) Ltd
Empire Garage
126 Felpham Way
Bognor Regis
West Sussex PO22 8QL

Telephone:
(01243) 583185

Facsimile:
(01243) 585097

Website:
www.richmondcars.co.uk

Mr H Cheadle
Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
EN17 b5LF

16 November 2005

Dear Mr Cheadle

**Proposed Car Showrooms A259 Rustington**

As you are no doubt aware currently we operate from premises at Felpham where we employ 24 staff. As a result of proposed marketing and sales changes by our manufacturer, Hyundai Europe we will have to increase our new car sales volume by 86% within two years. This would not be physically possible to achieve from our existing premises and so we have been actively seeking either a larger site or an opportunity to expand insitu for some time. In March this year we were able to purchase the adjoining land and applied for planning permission to extend the business premises. Planning permission was refused and we have been advised that the Council considers the site inappropriate for vehicle display and they would like it redeveloped for residential use.

In accordance with this advice we are currently developing a suitable residential scheme with the help of your officers. At the same time we are now quite urgently seeking a new site to develop for a large car showroom to enable us to meet the car manufacturers requirements. We have been actively seeking a suitable existing site for nearly two years but have been unable to find any which would satisfy our manufacturer minimum standards and location requirements, which are as follows:

-The site needs to be between one and ideally two acres
-The site needs to be located between Felpham and Ferring
-The site needs to be located alongside or within very easy reach of the A259

The reason for these requirements include:

-The site needs to be at least 24 miles from Portsmouth, where we operate another Hyundai main dealership, or else the two franchisees will be relying on an overlapping catchment area.
-Ideally the site should be east of Littlehampton to maximise the customer catchment area, which would increase from a current population of 110,000 to 226,000 within a six mile radius.

Currently we have two options open to us. We have entered into an option to purchase part of the above application site to develop a new high specification showroom. If this were successful this site would become our main operating site.

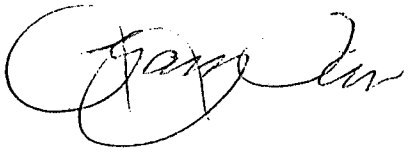
Alternatively we could redevelop a site we have in Southampton and would move out of Arun completely.

Essentially we would like to remain within Arun District and are convinced that a high quality dealership located in the eastern part of the area would enable us to successfully promote our brand into Worthing and Brighton. The site at Windmill Bridge is ideal from a locational, size and accessibility point of view and would certainly secure the company's future in Arun providing an opportunity for us to compete with all our competitors in the heavily populated areas to the east.

For our part we would wish to do justice to the site by developing it for a very high specification showroom development and would be in a position to employ some 76 local people in jobs ranging from unskilled to semiskilled and professional.

To conclude, this application is vital to us and our existing employees and we also believe that it is important to the local economy.

Yours sincerely



Gary Taw