



Publication of applications on planning authority websites.

1. Applicant Name, Address and Contact Details

Title:		First Name:		Surname:	C/O Nexus Planning
Company name:	Rydon Homes Ltd and Gleeson Strategic Land Ltd				
Street address:	C/O Nexus Planning				
Town/City:					
Country:					
Postcode:					
				Telephone number:	
				Mobile number:	
				Fax number:	
				Email address:	
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Miss	First Name:	Zoe	Surname:	Knott
Company name:	Nexus Planning				
Street address:	Unit 3 Weybridge Business Park				
	Addlestone Road			Telephone number:	
				Mobile number:	
Town/City:	ADDLESTONE			Fax number:	
Country:				Email address:	
Postcode:	KT15 2BW				

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Outline application for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, associated infrastructure and landscaping.

Has the building or works already been carried out? ☒ Yes ☐ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:			
Street address:			
Town/City:			
Postcode:			

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	507459
Northing:	105141

Description:

Land North of Water Lane, Angmering

5. 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:	Michael	Surname:	Eastham
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Reference:	PAA/139/17
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Date (DD/MM/YYYY):	25/09/2017	(Must be pre-application submission)
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Details of the pre-application advice received:

see Planning Statement

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

Is a new or altered vehicle 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 the reference of the plan(s)/drawings(s)

Please see submitted Transport Assessment and access drawings (Drawing no. ITB9105-GA-102 Rev G, ITB9105-GA-118 Rev B and ITB9105-GA-117).

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

see design and access statement

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

see design and access statement

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

See DAS

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

See DAS

Lighting - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

See DAS

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

See DAS

Vehicle Access - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

See DAS

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

See DAS

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

See DAS

9. Materials

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See DAS

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

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 and state references for the plan(s)/drawing(s):

See Flood Risk Assessment

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate 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	☐ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

a) Protected and priority species

☒ 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. Existing Use

Please describe the current use of the site:

Agricultural field, racing car circuit .

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	367
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total 367

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	118
Live-Work Units					
Sheltered Housing					
Unknown					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

17. Residential Units

Proposed Social Housing Total 118

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	40
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total 40

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	525
Total existing residential units	

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	30,000	30,000
Total	0	0	30,000	30,000

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

32.90

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. 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? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Clement Charles Fitzroy Somerset and Sophie Elizabeth Pinnegar	20/03/2018
Number: Suffix: House name: Tudor Barn	
Street: The Street	
Locality: Clapham, Worthing	
Town: West Sussex	
Postcode: BN13 3UU	

25. Certificates (Certificate B)

Name:	Daryl Fedele Perilli			20/03/2018		
Number:	7	Suffix:			House name:	
Street:	9 Seafield Road					
Locality:	Hove					
Town:	East Sussex					
Postcode:	BN3 2TN					
Name:	Sonja Browning Page			20/03/2018		
Number:		Suffix:			House name:	Woodlands Glade
Street:	Durfold Wood					
Locality:	Plaistow					
Town:	Billinghamurst, West Sussex					
Postcode:	RH14 0PL					
Name:	Amanda Karina Perilli			20/03/2018		
Number:	5	Suffix:			House name:	
Street:	Palmer Road					
Locality:	Angmering					
Town:	Littlehampton					
Postcode:	BN16 4LI					
Name:	Melinda Anne Perilli			20/03/2018		
Number:	4	Suffix:			House name:	
Street:	Pottery Cottages					
Locality:	Crossbush Lane					
Town:	Poling, Arundel					
Postcode:	BN18 9PN					
Name:	Lisa Dinah Espezel			20/03/2018		
Number:	395	Suffix:			House name:	Palma Vista
Street:	La Dehesa					
Locality:	Vejer De La Frontera					
Town:	11 - 50 Cadiz SPAIN					
Postcode:						
Name:	James Stuart Hazelgrove			20/03/2018		
Number:	9	Suffix:			House name:	
Street:	Leonora Drive					
Locality:	Bognor Regis					
Town:	West Sussex					
Postcode:	PO21 3NW					
Name:	Martin Jarvis			20/03/2018		

25. Certificates (Certificate B)

Number:		Suffix:		House name:	Cullberry Nursery Ltd	
Street:	Dappers Lane					
Locality:	Angmering					
Town:	West Sussex					
Postcode:	BN16 4EW					
Name:	Steven Lindsay Cloran					
Number:		Suffix:		House name:	Manor Farm House	
Street:	Ecclesden Lane					20/03/2018
Locality:	Angmering					
Town:	Littlehampton					
Postcode:	BN16 4DQ					
Name:	Graham Robert Fuller					
Number:		Suffix:		House name:	Priory Manor	
Street:	Tortington					20/03/2018
Locality:	Arundel					
Town:						
Postcode:	BN18 0BG					
Name:	Maria Vanessa Thomas					
Number:		Suffix:		House name:	Chestnuts	
Street:	Church Lane					20/03/2018
Locality:	Yapton					
Town:	Arundel					
Postcode:	BN18 0EH					
Title:	Miss	First name:		Surname:	Knott	
Person role:	AGENT			Declaration date:	20/03/2018	☒ 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

20/03/2018