

Application for Planning Permission.  
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                                                            | Former Shrublands Nursery |
| Address line 1                                                           | Roundstone Lane           |
| Address line 2                                                           |                           |
| Address line 3                                                           |                           |
| Town/city                                                                | Angmering                 |
| Postcode                                                                 | BN16 4AT                  |
| Description of site location must be completed if postcode is not known: |                           |
| Easting (x)                                                              | 507314                    |
| Northing (y)                                                             | 103492                    |

Description

Please refer to location and block plans.

**2. Applicant Details**

|                |                        |
|----------------|------------------------|
| Title          |                        |
| First name     |                        |
| Surname        | Refer to Company Name. |
| Company name   | Sigma Homes Ltd        |
| Address line 1 | C/O ECE Planning       |
| Address line 2 |                        |
| Address line 3 |                        |
| Town/city      | Worthing               |
| Country        |                        |

2. Applicant Details

Postcode

BN12 4AP

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

Chris

Surname

Barker

Company name

ECE Planning Limited

Address line 1

Brooklyn Chambers

Address line 2

11 Goring Road

Address line 3

Town/city

Worthing

Country

Postcode

BN12 4AP

Primary number

Secondary number

Fax number

Email

4. Site Area

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

1.33

Unit

Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Demolition of existing buildings and erection of 40no. residential dwellings including 12no. (30%) affordable units and associated landscaping, road layout, parking and provision of Public Open Space.

Has the work or change of use already started?

Yes

No

6. Existing Use

Please describe the current use of the site

Nursery and shrubland. Refer to Planning, Affordable Housing & Noise Assessment Statement for further information.

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. 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):

|                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| Walls                                                      |                                                  |
| Description of existing materials and finishes (optional): |                                                  |
| Description of proposed materials and finishes:            | Refer to drawings and Design & Access Statement. |

|                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| Roof                                                       |                                                  |
| Description of existing materials and finishes (optional): |                                                  |
| Description of proposed materials and finishes:            | Refer to drawings and Design & Access Statement. |

|                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| Windows                                                    |                                                  |
| Description of existing materials and finishes (optional): |                                                  |
| Description of proposed materials and finishes:            | Refer to drawings and Design & Access Statement. |

|                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| Doors                                                      |                                                  |
| Description of existing materials and finishes (optional): |                                                  |
| Description of proposed materials and finishes:            | Refer to drawings and Design & Access Statement. |

|                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| Boundary treatments (e.g. fences, walls)                   |                                                  |
| Description of existing materials and finishes (optional): |                                                  |
| Description of proposed materials and finishes:            | Refer to drawings and Design & Access Statement. |

|                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| Vehicle access and hard standing                           |                                                  |
| Description of existing materials and finishes (optional): |                                                  |
| Description of proposed materials and finishes:            | Refer to drawings and Design & Access Statement. |

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

## 7. Materials

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

Refer to drawings and Design & Access Statement.

## 8. 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

Refer to drawings and Transport Statement.

## 9. Vehicle Parking

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

Please provide information on the existing and proposed number of on-site parking spaces

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--------------------------------------------|----------------------|
| Cycle spaces    | 0                         | 80                                         | 80                   |
| Cars            | 0                         | 109                                        | 109                  |

## 10. 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'.**

## 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

## 11. Assessment of Flood Risk

- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

## 12. 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:

- ☐ 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

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Other

Pumping Station. Refer to plans.

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☐ Unknown

## 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:

Refer to drawings and Design & Access Statement.

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

☐ Yes ☐ No

If Yes, please provide details:

Refer to drawings and Design & Access Statement.

## 15. Trade Effluent

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

☐ Yes ☐ No

16. 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                  | 4 | 14 | 10 | 0       | 28    |
| Total                     | 0                  | 4 | 14 | 10 | 0       | 28    |

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

| Social, Affordable or Intermediate Rent - Proposed |                    |   |   |    |         |       |
|----------------------------------------------------|--------------------|---|---|----|---------|-------|
|                                                    | Number of bedrooms |   |   |    |         |       |
|                                                    | 1                  | 2 | 3 | 4+ | Unknown | Total |
| Flats/Maisonettes                                  | 2                  | 2 | 0 | 0  | 0       | 4     |
| Houses                                             | 0                  | 4 | 2 | 2  | 0       | 8     |
| Total                                              | 2                  | 6 | 2 | 2  | 0       | 12    |

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            | <input type="text" value="40"/> |
| Total existing residential units            | <input type="text" value="0"/>  |
| Total net gain or loss of residential units | <input type="text" value="40"/> |

17. 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.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

## 17. All Types of Development: Non-Residential Floorspace

| Use Class                         | 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 Ancillary Nursery Buildings | 1460.9                                             | 1460.9                                                                              | 0                                                                                       | -1460.9                                                                        |
| Total                             | 1460.9                                             | 1460.9                                                                              | 0                                                                                       | -1460.9                                                                        |

Loss or gain of rooms

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

## 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☒ No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

## 20. 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**

## 21. Hazardous Substances

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

## 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

## 24. Authority Employee/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

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 | Innocenzo De Bellis |
| Number                            | 34                  |
| Suffix                            |                     |
| House Name                        |                     |
| Address line 1                    | Ladydell Road       |
| Address line 2                    |                     |
| Town/city                         | Worthing            |
| Postcode                          | BN11 2LE            |
| Date notice served (DD/MM/YYYY)   | 25/03/2021          |

|                                   |                   |
|-----------------------------------|-------------------|
| Name of Owner/Agricultural Tenant | Kentcoast Limited |
| Number                            |                   |
| Suffix                            |                   |
| House Name                        | Kingston Manor    |
| Address line 1                    | Kingston Gorse    |
| Address line 2                    |                   |
| Town/city                         | East Preston      |
| Postcode                          | BN161RR           |
| Date notice served (DD/MM/YYYY)   | 25/03/2021        |

**25. Ownership Certificates and Agricultural Land Declaration**

|                                   |                 |
|-----------------------------------|-----------------|
| Name of Owner/Agricultural Tenant | Luigi De Bellis |
| Number                            | 3               |
| Suffix                            |                 |
| House Name                        |                 |
| Address line 1                    | Eveyln Road     |
| Address line 2                    |                 |
| Town/city                         | Worthing        |
| Postcode                          |                 |
| Date notice served (DD/MM/YYYY)   | 25/03/2021      |

|                                   |                 |
|-----------------------------------|-----------------|
| Name of Owner/Agricultural Tenant | Mario De Bellis |
| Number                            | 58              |
| Suffix                            |                 |
| House Name                        |                 |
| Address line 1                    | Ladydell Road   |
| Address line 2                    |                 |
| Town/city                         | Worthing        |
| Postcode                          | BN11 2JU        |
| Date notice served (DD/MM/YYYY)   | 25/03/2021      |

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| Name of Owner/Agricultural Tenant | Valerie Diane Ward                  |
| Number                            |                                     |
| Suffix                            |                                     |
| House Name                        | Camino Real Los Labradores          |
| Address line 1                    | 305 Rancho Los Labradores           |
| Address line 2                    | 305 Rancho Los Labradores, CP 37880 |
| Town/city                         | San Miguel de Allende               |
| Postcode                          | Guanajuato Mexi                     |
| Date notice served (DD/MM/YYYY)   | 25/03/2021                          |

## 25. Ownership Certificates and Agricultural Land Declaration

|                                   |                                 |
|-----------------------------------|---------------------------------|
| Name of Owner/Agricultural Tenant | Mr Steve Cloran C/O Jon Justice |
| Number                            |                                 |
| Suffix                            |                                 |
| House Name                        | Michael Jones & Co              |
| Address line 1                    | Chapelworth House               |
| Address line 2                    | 22-26 Chapel Road               |
| Town/city                         | Worthing                        |
| Postcode                          | BN11 1BE                        |
| Date notice served (DD/MM/YYYY)   | 25/03/2021                      |

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| Name of Owner/Agricultural Tenant | West Sussex County Council Highways |
| Number                            |                                     |
| Suffix                            |                                     |
| House Name                        | County Hall                         |
| Address line 1                    | West Street                         |
| Address line 2                    |                                     |
| Town/city                         | Chichester                          |
| Postcode                          | PO19 1RG                            |
| Date notice served (DD/MM/YYYY)   | 25/03/2021                          |

Person role

- ☐ The applicant  
☐ The agent

|                               |            |
|-------------------------------|------------|
| Title                         | Mr         |
| First name                    | Chris      |
| Surname                       | Barker     |
| Declaration date (DD/MM/YYYY) | 25/03/2021 |

☒ 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) | 25/03/2021 |
|----------------------------------|------------|