

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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	
Address line 1	Land west of New Barn Lane
Address line 2	Bersted
Address line 3	West Sussex
Town/city	
Postcode	PO21 5DN
Description of site location must be completed if postcode is not known:	
Easting (x)	491665
Northing (y)	101068

Description	
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2. Applicant Details

Title	Mr
First name	David
Surname	Nash
Company name	Bellway Homes Ltd (Wessex)
Address line 1	C/O Agent
Address line 2	
Address line 3	
Town/city	
Country	

2. Applicant Details

Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	David
Surname	Jobbins
Company name	Luken Beck
Address line 1	30 Carlton Crescent
Address line 2	
Address line 3	
Town/city	Southampton
Country	
Postcode	SO15 2EW
Primary number	
Secondary number	
Fax number	
Email	

4. Development Description

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

- ☒ Access
☒ Appearance
☒ Landscaping
☒ Layout
☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application with all matters reserved for up to 50 residential units, landscaping, amenity space, car and cycle parking, roads, service and drainage infrastructure and other associated works.

Reference number BE/77/16/OUT

Date of decision (date must be pre-application submission)

12/02/2018

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

4. Development Description

Access, appearance, landscaping, layout and scale of 50 residential units with associated roads, drainage and other related infrastructure.

Has the work already started?

☒ Yes ☐ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Framework Plan Ref: 7096-L-NBL-01_G (dated 28 August 2016);
Site Plan Ref: 7096-NBL-L-05_G (dated 25 August 2016)

Please list all drawing numbers submitted with this application for approval

Please see attached Drawing Schedule.

If applicable, please state the reasons for any changes to the original drawings

N/A

6. 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

7. 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	David
Surname	Easton
Reference	PAA/146/18

Date (Must be pre-application submission)

20/02/2019

Details of the pre-application advice received

Principle of 50 dwellings established by the appeal decision - proposals will reflect the approved Framework Plan and therefore reflect the existing character and surrounding area. Indicative design approach acceptable but further details required. Need to carefully consider impact of proposed flats on neighbouring property in terms of loss of light. Retention of existing trees and new planting welcomed and consideration regarding surface water drainage features is required. Two storey properties in character with surrounding area. Affordable housing quantum (30%) and mix considered acceptable. Appears to be a shortfall in visitor parking which will need to be addressed.

Conclusion
Based on the information provided it is concluded that were an application for reserved matters submitted it would be recommended for approval.

8. 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

8. 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?

9. 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) 20/09/2019