

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	Land At Salt Box West Of
Address line 1	Shripney Road
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO22 9NW
Description of site location must be completed if postcode is not known:	
Easting (x)	493790
Northing (y)	101639

Description	
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2. Applicant Details

Title	Mr
First name	Paul
Surname	Hanson
Company name	Landlink Estates Ltd
Address line 1	Ham Farm
Address line 2	Main Road
Address line 3	Bosham
Town/city	West Sussex
Country	

2. Applicant Details

Postcode

PO18 8EH

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

Michael

Surname

Whitwell

Company name

Mountford Pigott LLP

Address line 1

Ocean House

Address line 2

50 Kingston Road

Address line 3

Town/city

New Malden

Country

Postcode

KT3 3LZ

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

Hybrid application comprising of Outline application for the principle of employment uses B1-B8. Full application for Class B8 warehouse with fuel-island and car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking and servicing (Units 6 and 7), Class A1 retail food store with car parking and servicing (Unit 8), 2 No. drive thru units with car parking and servicing (Units 4 and 5), car showroom, workshops (including MOT testing), vehicle storage, external display areas, service areas and parking (Unit 9) together with access roads, associated ground and engineering works, landscaping and ancillary works. This application affects the character and appearance of the Shripney Conservation Area and a Public Right of Way.

Reference number

BE/135/18/PL

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

4. Development Description

07/11/2019

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

We are seeking consent for the appearance of the proposed building, the hard and soft landscaping around the building, and the layout of the building in the site (as required by outline condition 1). We are also submitting information for part discharge (only for unit 3) of the following outline planning conditions: 5 - External finishes, 6 - Design Code document, 10 - Surface water design, 15 - Foul water design, 20 - Noise report, 21 - Energy strategy, 22 - External lighting design, 29 - Hard and soft landscaping.

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.

1744-P04 - Site Location Plan
1744-P01 Rev. C - Site Masterplan Block Plan
1744-P02 Rev. C - Site Masterplan Phasing Plan

Please list all drawing numbers submitted with this application for approval

1744-P02 rev E
1744-U03-L01
1744-U03-P01
1744-U03-P02
1744-U03-P03
1744-U03-P04
1744-U03-P05
1744-U03-P06
1744-PGB-04
SAL-HYD-PH3-ZZ-DR-C-7010_P01
Saltbox - Phase 2A Rev C
Saltbox Unit 3 Energy Statement Combined v1
TN1-1.7.21-Saltbox, Bognor Regis-1818341-MPC
5920.PP_U3.1.0

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

Drawing 1744-P02 has be updated to show detail approved under NMA application BE/98/21/NMA

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	Michael
Surname	Eastham
Reference	

Date (Must be pre-application submission)

12/07/2021

7. Pre-application Advice

Details of the pre-application advice received

Michael Eastham advised we could submit this Reserved matters application whilst NMA BE/98/21/NMA was still to be determined.

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

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)

14/07/2021