

Application for Outline Planning Permission With Some Matters Reserved. 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. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name	Orchard Entreprises (Southern) Ltd				
Street address:	C/O AGENT			Country Code	National Number
				Telephone number:	
				Mobile number:	
Town/City				Fax number:	
County:				Email address:	
Country:					
Postcode:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	PP	Surname:	Collins BA(Hons)DipTP MRTPI
Company name:	PPC Planning & Property Consultants Ltd				
Street address:	Forum House			Country Code	National Number
	Stirling Road			Telephone number:	
				Mobile number:	
Town/City	Chichester			Fax number:	
County:	West Sussex			Email address:	
Country:					
Postcode:	PO19 7DN				

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 demolition of all existing buildings and redevelopment of the site with up to 70 dwellings (up to 28 Affordable), public open space and strategic 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)

Description:

House:	0	Suffix:	
House name:	Chalcroft Nursery & Associated Land		
Street address:	Chalcroft Lane		
Town/City:	Bognor Regis		
County:	West Sussex		
Postcode:	PO215TS		

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

Easting:	491827
Northing:	100519

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: Keith Surname: Wheway

Reference: PE/00147/09

Date (DD/MM/YYYY): 02/06/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Enviromental screening opinion - EIA not required

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)

DRG No 28.2008.04

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:

OUTLINE APPLICATION SEE DESIGN AND ACCESS STATEMENT

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

OUTLINE APPLICATION SEE DESIGN AND ACCESS STATEMENT

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

9. 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

10. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Not applicable outline application

Description of *proposed* materials and finishes:

Not applicable outline application

Roof - description:

Description of *existing* materials and finishes:

Not applicable outline application

Description of *proposed* materials and finishes:

Not applicable outline application

Windows - description:

Description of *existing* materials and finishes:

Not applicable outline application

Description of *proposed* materials and finishes:

Not applicable outline application

Doors - description:

Description of *existing* materials and finishes:

Not applicable outline application

Description of *proposed* materials and finishes:

Not applicable outline application

Boundary treatments - description:

Description of *existing* materials and finishes:

Not applicable outline application

Description of *proposed* materials and finishes:

Not applicable outline application

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable outline application

Description of *proposed* materials and finishes:

Not applicable outline application

Lighting - add description

Description of *existing* materials and finishes:

Not applicable outline application

Description of *proposed* materials and finishes:

Not applicable outline application

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Not applicable outline application

Description of *proposed* materials and finishes:

Not applicable outline application

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



Yes



No

11. Vehicle Parking

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
Other (e.g. Bus)	70	84	14
Short description of Other	unmarked spaces in large existing car park for 70. Proposed based on 1,2 per dwelling		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Other

combination of the above

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 DESIGN AND ACCESS STATEMENT

13. 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	

14. 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

15. Existing Use

Please describe the current use of the site:

A1 Retail with associated sales areas, car park and nursery/residential/amenity land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

17. Trade Effluent

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

18. 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
Houses					42
Flats/Maisonettes					0
Live-Work units					0
Cluster flats					0
Sheltered housing					0
Bedsit/Studios					0
Unknown					0

Proposed Market Housing Total 42

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					20
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total 20

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					8
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total 8

Overall Residential Unit Totals

Total proposed residential units	70
Total existing residential units	1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 1

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total 0

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					0
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total 0

19. All Types of Development: Non-residential Floorspace

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

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)
A1	Shops Net Tradable Area	5134.0	5134.0	0.0	-5134.0
OTHER	Please specify	6500.0	6500.0		-6500.0
	Total	11,634	11,634	0.0	-11,634

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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20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	9
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area?

02.50 hectares

23. 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:

NOT APPLICABLE

Is the proposal for a waste management development?

☐ Yes ☒ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

25. 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

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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*) of any part of the land or building to which this application relates.

26. Certificates (Certificate B - continued)

Notice recipient		Date notice served
Name: Chacroft Associates LLP		05/06/2009
Number: 5 Suffix:		
Street: Culver Road		
Locality: Felpham		
Town:		
Postcode: PO22 7EF		
Name: PATRICK CULLEN		05/06/2009
Number: 5 Suffix:		
Street: Culver Road		
Locality: Felpham		
Town:		
Postcode: PO22 7EF		
Name: SARAH CULLEN		05/06/2009
Number: 5 Suffix:		
Street: Culver Road		
Locality: Felpham		
Town:		
Postcode: PO22 7EF		
Name: DAVID GROVES		05/06/2009
Number: 0 Suffix:		
Street: THE ORCHARD TEMPLE LANE		
Locality: EAST MEON		
Town: PETERSFIELD		
Postcode: GU32 1PZ		
Title: Mr First name: PAUL Surname: COLLINS		
Person role: Agent Declaration date: 05/06/2009 ☒ Declaration made		

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: Mr	First Name: PAUL	Surname: COLLINS
Person role: Agent	Declaration date: 05/06/2009	☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 05/06/2009