

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. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:	
Company name:	Bericote Properties Limited - ~~Harmony Properties Ltd~~				
Street address:	C/O Agent			Country Code	
				National Number	
				Extension Number	
Town/City:				Telephone number:	
County:				Mobile number:	
Country:	United Kingdom			Fax number:	
Postcode:				Email address:	

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Tim	Surname:	Rainbird
Company name:	Quod				
Street address:	Ingeni Building			Country Code	
	17 Broadwick Street			National Number	
				Extension Number	
Town/City:	London			Telephone number:	
County:				Mobile number:	
Country:	United Kingdom			Fax number:	
Postcode:	W1F 0AX			Email address:	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of 2 No. detached industrial/distribution units (B1(c)/B2/B8) including access and servicing arrangements, car parking, landscaping and associated flood compensation area.

Has the building, work or change of use already started?

☐ Yes ☒ No

BE/73/14/PL

Erection of 2 No. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area. This application is a departure from the development plan. This application also lies within the parish of Aldingbourne

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

Land at Oldlands Farm

Shripney Road

Bognor Regis

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

Principle and supporting documents agreed

5. 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 refer to drawings:

PL100 (Site Location Plan)

PL101 (Site Layout Plan)

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:

Please refer to Design and Access Statement

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

☒ Yes ☐ No

If Yes, please provide details:

Please refer to Design and Access Statement

3. 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):

Walls - description:

Description of existing materials and finishes:

For all materials please refer to accompanying Design and Access Statement

Description of proposed materials and finishes:

For all materials please refer to accompanying Design and Access Statement

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:

Please refer to accompanying Design and Access Statement

10. 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
Cars	0	368	368
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	19	19
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	Cycle / Motorcycle spaces to be confirmed		

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):

Please refer to drawing: C14443-103-P1 Proposed Drainage Strategy

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 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:

Agriculture

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

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)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0		0.0

18. All Types of Development: Non-residential floorspace (continued)

C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	38,099	38,099
	Total	0.0	0.0	38,099	38,099

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	487	0	487
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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	
B1C	12:00:00	12:00:00	12:00:00	12:00:00	12:00:00	12:00:00	☐
B2	12:00:00	12:00:00	12:00:00	12:00:00	12:00:00	12:00:00	☐
B8	12:00:00	12:00:00	12:00:00	12:00:00	12:00:00	12:00:00	☐

21. Site Area

What is the site area? 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:

N/A

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

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 2010 Certificate under Article 12**

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.

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant		Date notice served
Name: Melanie Jenkins Farming Ltd Number: Suffix: House name: Street: Basing Park Locality: Privett Town: Alton, Hants Postcode: GU34 3NS	25/06/2014	
Name: Ashmarden Ltd Number: Suffix: House name: Street: Estate Office Basing Park Locality: Privett Town: Alton Hants Postcode: GU34 3NS	25/06/2014	
Name: Highways Authority Number: Suffix: House name: Street: West Sussex County Council Locality: County Hall Town: Chichester Postcode: PO19 1RQ	25/06/2014	
Name: Ashmarden Limited Number: Suffix: House name: Street: 190 Strand Locality: Town: London Postcode: WC2R 1JN	25/06/2014	
Name: Kingsoak Homes Ltd Number: Suffix: House name: Street: Barratt House, Cartwright Way Locality: Bardo Hill Town: Coalville, Leicestershire Postcode: LE67 1UF	25/06/2014	

Title: Mr	First name: Tim	Surname: Rainbird
Person role: Agent	Declaration date: 24/06/2014	☒ 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 24/06/2014

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant		Date notice served			
Name	Melanie Jenkins Farming Ltd	24/06/2014			
Number:	Suffix: House name:				
Street:	Basing Park				
Locality:	Privett				
Town:	Alton, Hants				
Postcode:	GU34 3NS				
Name	Ashmarden Ltd	24/06/2014			
Number:	Suffix: House name:				
Street:	Estate Office Basing Park				
Locality:	Privett				
Town:	Alton Hants				
Postcode:	GU34 3NS				
Name	Highways Authority	24/06/2014			
Number:	Suffix: House name:				
Street:	West Sussex County Council				
Locality:	County Hall				
Town:	Chichester				
Postcode:	WC2R 1JN				
Name	Kingsoak Homes Ltd	24/06/2014			
Number:	Suffix: House name:				
Street:	Barratt House, Cartwright Way				
Locality:	Bardon Hill				
Town:	Coalville, Leicestershire				
Postcode:	LE67 1UF				
Name	Ashmarden Limited	24/06/2014			
Number:	Suffix: House name:				
Street:	190 Strand				
Locality:					
Town:	London				
Postcode:	WC2R 1JN				
Title:	Mr	First name:	Tim	Surname:	Rainbird
Person role:	Agent	Declaration date:	24/06/2014	☒ 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

24/06/2014

LAND AT OLDLANDS FARM, SHRIPNEY ROAD, BOGNOR REGIS, PO22 9NN

In accordance with Article 11 of the Town and Country Planning (General Management Procedure) Order 2010, notices were served on those listed below on 24 June 2014:

1. Southern Electric Power Distribution PLC
55 Vastern Road
Reading
Berkshire
RG1 8BU
2. Highways Authority
West Sussex County Council
County Hall
Chichester
PO19 1RQ
3. Melanie Jenkins Farming Limited
Basing Park
Privett
Alton
Hants
GU34 3NS
4. Kingsoak Homes Limited
Barratt House
Cartwright Way
Bardo Hill
Coalville
Leicestershire
LE67 1UF
5. Ashmarden Limited
190 Strand
London
WC2R 1JN
6. Ashmarden Limited
Estate Office Basing Park
Privett
Alton
Hants
GU34 3NS