

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. Site Address

Number	
Suffix	
Property name	Land west of Bridge Road Roundabout
Address line 1	
Address line 2	
Address line 3	
Town/city	Littlehampton, West Sussex
Postcode	BN17 5DF
Description of site location must be completed if postcode is not known:	
Easting (x)	501575
Northing (y)	102594

Description	
Land accessed from western arm of Bridge road roundabout.	

2. Applicant Details

Title	Mr
First name	
Surname	Boyce
Company name	Hampton Quay Holdings Ltd
Address line 1	Littlehampton Yacht Club
Address line 2	Rope House
Address line 3	Rope Walk
Town/city	Littlehampton, West Sussex
Country	

2. Applicant Details

Postcode	BN17 5DH	
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	
Surname	Barker
Company name	Stolon Studio Ltd
Address line 1	33-39 Beadnell Rd
Address line 2	6 Kaolin Court
Address line 3	Stolon Studio
Town/city	London
Country	
Postcode	SE23 1AA
Primary number	02033559533
Secondary number	
Fax number	
Email	mail@stolon.co.uk

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

☒ Access

☐ Appearance

☐ Landscaping

☐ Layout

☒ Scale

Please describe the proposed development

Outline planning application with some reserved matters (Scale and Access to be reserved) for the demolition of existing treatment works and redevelopment of a former Camp Site on the edge of the River Arun to provide; up to 105 homes, 100sqm of A1 Shops use, 220sqm of A3 restaurant use and 420m of pontoons to provide approx. 32 leisure moorings along with associated landscaping, sluice gate, flood defence works and car parking highways works.

Has the work already been started without planning permission?

☐ Yes ☒ No

5. Site Area

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

2.15

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Existing brownfield site with a mix of scrub and hardcore behind flood defences with marshland and mudflats to the riverside. An existing road is provided into the site from Bridge road roundabout with a track running to the south of the site.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

The site was formerly used as a construction site for the east bank flood defences. Prior to this it was part of a larger camp site for which the currently disused treatment works were installed.
The flood defence works by the Environment Agency included managed realignment of the previous line of flood defences to provide a compensatory habitat in the northern half of the site.

When did this use end (if known)? DD/MM/YYYY

01/09/2015

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. 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

Please refer to the Design and Access Statement, Transport Statement and access parameter plan submitted in support of the application for full details.

8. 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
Cars	0	206	206
Motorcycles	0	10	10
Disability spaces	0	8	8
Cycle spaces	0	180	180

9. Materials

Does the proposed development require any materials to be used externally?

☐ Yes ☐ No

10. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☐ Unknown

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
☐ Soakaway
☐ Main sewer
☐ Pond/lake

12. 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'.

13. 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:

13. Biodiversity and Geological Conservation

- ☒ 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. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☒ No

If Yes, please provide details:

Indicative locations are shown on drawing 030-S3-090-Indicative Lower Ground Floor / Parking Plan. Full details are to be provided at reserved matters stage.

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

If Yes, please provide details:

Indicative locations are shown on drawing 030-S3-090-Indicative Lower Ground Floor / Parking Plan. Full details are to be provided at reserved matters stage.

15. 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
Flats/Maisonettes	24	38	37	0	0	99
Total	24	38	37	0	0	99

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	2	0	0	6
Total	2	2	2	0	0	6

Please select the existing housing categories that are relevant to your proposal.

15. Residential/Dwelling Units

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units	105
Total existing residential units	0
Total net gain or loss of residential units	105

16. 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' covers ALL uses except Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

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)
A1 - Shops Total floorspace	0	0	110	110
A3 - Restaurants and cafes	0	0	220	220
Total	0	0	330	330

A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres)	0.0
Gross internal floorspace to be lost by change of use or demolition (square metres)	0.0
Total gross new internal floorspace proposed (including changes of use) (square metres)	110.0
Net additional gross internal floorspace following development (square metres)	110

Loss or gain of rooms

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

17. Employment

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

Existing Employees

Please complete the following information regarding existing employees:

Full-time	0
Part-time	0
Total full-time equivalent	0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

17. Employment

Full-time

Part-time

Total full-time
equivalent

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☐ No

19. 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

20. Hazardous Substances

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

☐ Yes ☐ No

21. Trade Effluent

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

☐ 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

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

Raymond

Surname

Cole

Reference

PAA/120/19/

Date (Must be pre-application submission)

17/12/2019

Details of the pre-application advice received

Please refer to letter dated 13th March 2020

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

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	West Sussex County Council
Number	
Suffix	
House Name	WSCC
Address line 1	County Hall
Address line 2	West Street
Town/city	Chichester
Postcode	PO19 1RQ
Date notice served (DD/MM/YYYY)	28/09/2020

Name of Owner/Agricultural Tenant	Angmering Park Estate
Number	
Suffix	
House Name	Upper Broomhurst Farm
Address line 1	Crossbush Lane
Address line 2	Cross bush
Town/city	Arundel
Postcode	BN18 9PQ
Date notice served (DD/MM/YYYY)	31/10/2019

Person role

25. Ownership Certificates and Agricultural Land Declaration

- ☒ The applicant
- ☒ The agent

Title	Mr
First name	
Surname	Barker
Declaration date (DD/MM/YYYY)	28/08/2020

☒ 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)	28/08/2020
----------------------------------	------------