

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 north of Hook Lane, Pagham
Address line 1	Hook Lane
Address line 2	Pagham
Address line 3	
Town/city	Bognor Regis
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	489562
Northing (y)	99199

Description

Land to the north of Hook Lane, Pagham

2. Applicant Details

Title	
First name	
Surname	c/o Agent
Company name	Hallam Land Management Ltd
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	Owen
Surname	Jones
Company name	LRM Planning Ltd
Address line 1	22 Cathedral Road
Address line 2	Cardiff
Address line 3	
Town/city	
Country	
Postcode	CF11 9LJ
Primary number	
Secondary number	
Fax number	
Email	

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

The construction of up to 300 new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.

Has the work already been started without planning permission? ☐ Yes ☒ No

From the Development Plan (submission following P16/17/OUT).

5. Site Area

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

17.5

Unit

hectares

6. Existing Use

Please describe the current use of the site

The site is currently used as arable land

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

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

JNY8840_01E Proposed Access Arrangements off Pagham Road
JNY8840_02D Proposed Access Arrangements on Hook Lane (South)
JNY8840_09D Proposed Access Arrangements on Hook Lane (North)
JNY8840_11A Potential Traffic Calming Measures along Hook Lane
JNY8840_12A Proposed Access Arrangement Pagham Road Without Right Turn Lane

8. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

9. Materials

Does the proposed development require any materials to be used?

☐ 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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

10. Foul Sewage

Please refer to the Flood Risk Assessment/Drainage Strategy

11. 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 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:

- ☒ 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:

This is a reserved matter so the plans do not incorporate this detail at the present time

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

☒ Yes ☐ No

If Yes, please provide details:

This is a reserved matter so the plans do not incorporate this detail at the present time

15. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;

2. Download and complete this supplementary information template (PDF);

3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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

☒ Social

☒ Intermediate

☐ Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	210	210
Total	0	0	0	0	210	210

Add 'Social' residential units

Social: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	72	72
Total	0	0	0	0	72	72

Add 'Intermediate' residential units

Intermediate: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	18	18
Total	0	0	0	0	18	18

15. Residential/Dwelling Units

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

- ☐ Market
☐ Social
☐ Intermediate
☐ Key Worker

Total proposed residential units 300

Total existing residential units 0

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

If you have answered Yes to the question above please add details in the following table:

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)
D1 - Non-residential institutions	0	0	4000	4000
Total	0	0	4000	4000

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

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2 - Residential institutions	0	80	80

17. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

19. 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:

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	Simon
Surname	Davis
Reference	

Date (Must be pre-application submission)

21/06/2016

Details of the pre-application advice received

The LPA wrote by letter dated 21st June 2016 setting out relevant planning policies both in the Local Plan and the National Planning Policy Framework that such an application would be determined against. This advice provided views on how the principle of development would be considered, information in relation to the current housing supply position, the status of certain policies accordingly, and the weight to be attached to existing and emerging plans.

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.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Roger Charles Philpot
Number	14
Suffix	
House Name	c/o F Barners & Son Solicitors
Address line 1	Chase Cross Road
Address line 2	Collier Row
Town/city	Romford
Postcode	RM5 3PS
Date notice served (DD/MM/YYYY)	12/03/2019

Name of Owner/Agricultural Tenant	Jonathan Bruce Loveys
Number	14
Suffix	
House Name	c/o F Barnes & Son Solicitors
Address line 1	Chase Cross Road
Address line 2	Collier Row
Town/city	Romford
Postcode	RW5 3PS
Date notice served (DD/MM/YYYY)	12/03/2019

Name of Owner/Agricultural Tenant	Angela Mary Cleanthi
Number	14
Suffix	
House Name	c/o F Barnes & Son Solicitors
Address line 1	Chase Cross Road
Address line 2	Collier Row
Town/city	Romford
Postcode	RM5 3PS
Date notice served (DD/MM/YYYY)	12/03/2019

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Anthony Brian Loveys
Number	14
Suffix	
House Name	c/o F Barnes & Son Solicitors
Address line 1	Chase Cross Road
Address line 2	Collier Row
Town/city	Romford
Postcode	RM5 3PS
Date notice served (DD/MM/YYYY)	12/03/2019

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Owen
Surname	Jones
Declaration date (DD/MM/YYYY)	12/03/2019

☒ 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) 21/02/2019

