Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Morelands

Address Line 1

Arundel Road

Address Line 2

Fontwell

Address Line 3

West Sussex

Town/city

Arundel

Postcode

BN18 0SB

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

Easting (x)

495338

Northing (y)

106915

Description

Applicant Details

Name/Company

Title

Mr

First name

Mohammed

Surname

Al-Samaraie

Company Name

Moreland Property Development Limited

Address

Address line 1

Morelands Arundel Road

Address line 2

Fontwell

Address line 3

West Sussex

Town/City

Arundel

Country

Postcode

BN18 0SB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

[redacted]

[redacted]

Agent Details

Name/Company

Title

Miss

First name

Debbie

Surname

Marriage

Company Name

DJM Town Planning

Address

Address line 1

16 Fairdene

Address line 2

Southwick

Address line 3

Town/City

Brighton

Country

United Kingdom

Postcode

BN42 4QN

Contact Details

[redacted]

[redacted]

Site Area

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

2558.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

5 NO. RESIDENTIAL DWELLINGS, ASSOCIATED CAR PARKING AND ACCESS (RE-SUBMISSION OF WA/5/22/PL)

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Dwelling house and garden

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

Materials

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

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
N/A

Proposed materials and finishes:
Orange brick to match nearby development, with red brick quoins and lintels. Flint, render and half timber detailing.

Type:
Roof

Existing materials and finishes:

Proposed materials and finishes:
Clay tile

Are you supplying additional information on submitted plans, drawings or a design and access statement?

⊘ Yes
◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

The application comprises:

- Planning Statement by DJM Town Planning, 25th April 2022
- Arboricultural Implications Assessment, Broad Oak Tree Consultants, 22nd April 2022
- Preliminary Ecological Assessment by Epoch Ecology, 14th October 2021
- Bat Emergence Survey by Epoch Ecology, 15th October 2021
- Reptile Survey by Epoch Ecology, 16th October 2021
- Flood Risk Assessment and Surface Water Drainage Strategy by Unda, ref 91226-DJM-Morelands, November 2021
- Transport Statement v.3 by GTA Civils, ref 11636A, April 2022

Plans by Krona Design:

- KD.1000_A.001.B Site and Location Plans
- KD.1000_A.002.E Proposed Site Plan
- KD.1000_A.101.A Building A plans
- KD.1000_A.102.A Building A roof plan
- KD.1000_A.103.A Building B plans
- KD.1000_A.104.A Building C plans
- KD.1000_A.200.B Site Elevations
- KD.1000_A.201.A Building A elevations
- KD.1000_A.202.A Building B elevations
- KD.1000_A.203.A Building C elevations
- KD.1000_A.300.A Building A section
- KD.1000_A.301.A Building B section
- KD.1000_A.302.A Building C section
- 0821/208/01a Topographic survey by MNA Land Survey

Plans by Hares Landscape Architecture:

- DH 387-01-01 Landscape Layout
- DH 387-01-02 Landscape and Wildlife Enhancement

Plans by GTA Civils:

- 11636_2200_P7 Refuse Vehicle Tracking
- 11636_2201_P4 Fire Appliance Tracking

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

KD.1000_A.002.E Proposed Site Plan
11636_2200_P7 Refuse Vehicle Tracking
11636_2201_P4 Fire Appliance Tracking

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
3

Total proposed (including spaces retained):
11

Difference in spaces:
8

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] 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?

- [x] Yes
- [ ] No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

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
- [x] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] 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

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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?

- [x] Yes
- [ ] No
- [ ] Unknown

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

KD.1000_A_002.E by Krona Design shows new foul drain connections.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

K.1000_A.002.E shows bin stores

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

- [x] Yes
- [ ] No

If Yes, please provide details:

K.1000_A.002.E shows bin stores

Trade Effluent

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

- [ ] Yes
- [x] No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [x] Yes
- [ ] No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

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

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
1

4+ Bedroom:
4

Unknown Bedroom:
0

Total:
5

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	1	4	0	5

Existing

Please select the housing categories for any existing units on the site

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

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
1

3 Bedroom:
0

4+ Bedroom:
0

Unknown Bedroom:
0

Total:
1

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	1	0	0	0	1

Totals

Total proposed residential units	5
Total existing residential units	1
Total net gain or loss of residential units	4

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ○ Yes
- ⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ○ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ○ Yes
- ⊘ No

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

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ○ Yes
- ⊘ No

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

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

Obafemi

Surname

Okusipe

Reference

WA/5/22/PL

Date (must be pre-application submission)

11/03/2022

Details of the pre-application advice received

Withdraw application and re-design using traditional materials.

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.

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?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

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 left 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:
The Owner/Occupier

House name:
The Laurels

Number:

Suffix:

Address line 1:
Arundel Road

Address Line 2:
Fontwell

Town/City:
Arundel

Postcode:
BN18 0SB

Date notice served (DD/MM/YYYY):
24/04/2022

Person Family Name:

Name of Owner/Agricultural Tenant:
West Sussex County Highway Authority

House name:
Planning Services

Number:

Suffix:

Address line 1:
Ground Floor, Northleigh

Address Line 2:
County Hall

Town/City:
Chichester

Postcode:
PO19 1RH

Date notice served (DD/MM/YYYY):
24/04/2022

Person Family Name:

Person Role

- ○ The Applicant
- ⊘ The Agent

Title

Miss

First Name

Debbie

Surname

Marriage

Declaration Date

24/04/2022

☑ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

[redacted]

Date

25/04/2022