

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. Site Address

Number	
Suffix	
Property name	Morelands
Address line 1	Arundel Road
Address line 2	Fontwell
Address line 3	
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	
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2. Applicant Details

Title	Mr
First name	Mohammed
Surname	Al-Samaraie
Company name	Moreland Property Development Ltd
Address line 1	Morelands
Address line 2	Arundel Road
Address line 3	Fontwell
Town/city	Arundel
Country	

2. Applicant Details

Postcode

BN18 0SB

Are you an agent acting on behalf of the applicant?

Yes

No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Ms

First name

Debbie

Surname

Marriage

Company name

DJM Town Planning

Address line 1

16 Faidene

Address line 2

Southwick

Address line 3

Town/city

Brighton

Country

UK

Postcode

BN42 4QN

Primary number

Secondary number

Fax number

Email

4. Site Area

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

2558.00

Unit

Sq. metres

5. 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

5. Description of the Proposal

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Single dwellinghouse 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

7. 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):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Brick and white and dark grey painted render

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Artificial slate

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Dark grey powder coated UPVC

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Dark grey powder coated uPVC

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	To be agreed with LPA

Vehicle access and hard standing	
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7. Materials

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Permeable surfacing, details to be submitted at discharge of conditions stage

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

Planning Statement by DJM Town Planning, V1, 14th January 2022
Arboricultural Implications Assessment by Broad Oak Tree Consultants
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 by GTA Civils, ref 11636A, Jan 2022
Plans by Krona Design:
KD.1000_A.001 Site and Location Plans
KD.1000_A.002.D Proposed Site Plan
KD.1000_A.101 Building A plans
KD.1000_A.102 Building A roof plan
KD.1000_A.103 Building B plans
KD.1000_A.104 Building C plans
KD.1000_A.200 Site Elevations
KD.1000_A.201 Building A elevations
KD.1000_A.202 Building B elevations
KD.1000_A.203 Building C elevations
KD.1000_A.300 Building A section
KD.1000_A.301 Building B section
KD.1000_A.302 Building C section
0821/208/01a Topographic survey by MNA Land Survey, 23 August 2021

8. 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

11636/2200 Rev P5 and 11636/2201 Rev P3 by GTA Civils, in Appendix 4 of Transport Statement

9. 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	2	11	9

10. 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 -

10. Trees and Hedges

Recommendations'.

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. 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

13. 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.

See indicative route of foul drainage to existing sewage network on KD.1000_A.002 C.

13. Foul Sewage

Existing drainage shown on 200401 S1 by DK Architects.

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:

Bin storage areas shown on A.002 C

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

If Yes, please provide details:

See A.002 C

15. Trade Effluent

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

16. 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
Houses	0	0	1	4	0	5
Total	0	0	1	4	0	5

Please select the existing 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

Total proposed residential units	5
Total existing residential units	0
Total net gain or loss of residential units	5

17. 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

18. Employment

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

☐ Yes ☐ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☐ No

20. 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

21. Hazardous Substances

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

☐ 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	Ms
First name	A
Surname	Gardner
Reference	PAA/48/20

Date (Must be pre-application submission)

24/07/2020

Details of the pre-application advice received

Letter provided in supporting documents.

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	The Owner / Occupier
Number	
Suffix	
House Name	The Laurels
Address line 1	Arundel Road
Address line 2	Fontwell
Town/city	Arundel
Postcode	BN18 0SB
Date notice served (DD/MM/YYYY)	14/01/2022

Name of Owner/Agricultural Tenant	West Sussex County Highways
Number	
Suffix	
House Name	Planning Services
Address line 1	Ground Floor, Northleigh
Address line 2	County Hall
Town/city	Chichester
Postcode	PO19 1RH
Date notice served (DD/MM/YYYY)	14/01/2022

Person role

25. Ownership Certificates and Agricultural Land Declaration

- ☒ The applicant
- ☒ The agent

Title	Ms
First name	Debbie
Surname	Marriage
Declaration date (DD/MM/YYYY)	17/01/2022

☒ 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)	17/01/2022
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