

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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	James	Surname:	Pavey
Company name:	Sundial Planning				
Street address:	C/O Agent				
Telephone number:					
Mobile number:					
Town/City:					
Fax number:					
Country:					
Email address:					
Postcode:					
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Patrick	Surname:	Barry
Company name:	WYG Planning & Environment				
Street address:	The Pavilion				
	1st Floor				
	Botleigh Grange Office Campus				
Telephone number:					
Mobile number:					
Town/City:	Hedge End				
Fax number:					
Country:					
Email address:					
Postcode:	SO30 2AF				

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Development comprising 51no. dwellings with all matters reserved except for access.

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	Cinders Lane Nursery and Works to the Rear		
Street address:	Cinders Lane		
Town/City:	YAPTON		
Postcode:	BN18 0JJ		

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

Easting:	498160
Northing:	102625

Description:

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:	Mr	First name:	David	Surname:	Innes
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Reference:	PE/00784/16
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Date (DD/MM/YYYY):	09/12/2016	(Must be pre-application submission)
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Details of the pre-application advice received:

Development acceptable in principle subject to justification on technical matters.

6. 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)

The proposed access arrangements are shown in the accompanying Transport Statement and Travel Plan Statement (Paul Basham Associates).

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. 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

No Material details were submitted for this application

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

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):

We are currently awaiting drainage asset mapping from Southern Water to identify connection point to foul sewer. The proposed development would connect to an on-site ditch for surface water drainage with controlled discharge rates. This is detailed in the accompanying Flood Risk Assessment and Drainage Strategy (WYG).

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 the 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

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. Existing Use

Please describe the current use of the site:

The application site comprises a former horticultural nursery together with 3no. residential properties. (inc. 2no. static caravans) and a storage yard.

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

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	7	26	3	0
Live-Work Units					
Sheltered Housing					
Unknown					
Proposed Market Housing Total	36				

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	2	1	0	0
Live-Work Units					
Sheltered Housing					
Unknown					
Existing Market Housing Total	3				

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	7	1	0	0	0
Houses	0	2	0	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total10

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	5	0	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total5

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	51
Total existing residential units	3

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

1.75

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

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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 C)

Certificate of Ownership - Certificate C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenants ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Land Registry searches undertaken and a notice has been placed in a local newspaper in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Date notice served

Name: Susan Louise Rose

27/01/2017

25. Certificates (Certificate C)

Number:		Suffix:		House name:	Meadowcroft Surgery	
Street:	Bilsham Road					
Locality:						
Town:	Yapton					
Postcode:	BN18 0JG					
Name:	West Sussex County Council					
Number:		Suffix:		House name:		
Street:	Highways Department, County Hall					27/01/2017
Locality:	West St					
Town:	Chichester					
Postcode:	PO19 1RQ					
Name:	Anthony Hawkins					
Number:		Suffix:		House name:	Cedar Cottage	
Street:	Cinders Lane					27/01/2017
Locality:						
Town:	Yapton					
Postcode:	BN18 0JJ					
Name:	Audrey Hawkins					
Number:		Suffix:		House name:	Cedar Cottage	
Street:	Cinders Lane					27/01/2017
Locality:						
Town:	Yapton					
Postcode:	BN18 0JJ					
Name:	David Thompson					
Number:		Suffix:		House name:	Static Home	
Street:	Cinders Lane					27/01/2017
Locality:						
Town:	Yapton					
Postcode:	BN18 0JJ					
Name:	Shirley-Ann Thompson					
Number:		Suffix:		House name:	Static Home	
Street:	Cinders Lane					27/01/2017
Locality:						
Town:	Yapton					
Postcode:	BN18 0JJ					
Name:	Mr. Fildes					
Number:		Suffix:		House name:	Wood Yard	27/01/2017

25. Certificates (Certificate C)

Street:	Cinders Lane			
Locality:				
Town:	Yapton			
Postcode:	BN18 0JJ			
Name:	Ian Yule Buchanan			
Number:		Suffix:		House name: Meadowcroft Surgery
Street:	Bilsham Road			
Locality:				27/01/2017
Town:	Yapton			
Postcode:	BN18 0JG			
Name:	Richard Graham Paterson			
Number:		Suffix:		House name: Meadowcroft Surgery
Street:	Bilsham Road			
Locality:				27/01/2017
Town:	Yapton			
Postcode:	BN18 0JG			
Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):				
Chichester Observer (local edition)				
On the following date (which must not be earlier than 21 days before the date of the application):				30/01/2017
Title:	Mr	First name:	Patrick	Surname: Barry
Person role:	AGENT		Declaration date:	27/01/2017
				☒ 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

27/01/2017