

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	
Address line 1	
Address line 2	
Address line 3	
Town/city	
Postcode	
Description of site location must be completed if postcode is not known:	
Easting (x)	497724
Northing (y)	101828
Description	

Land East of Billsham Road, Adjacent to Little Meadow. HELAA Site 46.

2. Applicant Details

Title	
First name	Ann
Surname	Taylor
Company name	
Address line 1	C/O 66 Flansham Lane
Address line 2	
Address line 3	Felpham
Town/city	Bognor Regis
Country	

2. Applicant Details

Postcode

PO22 6AH

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Miss

First name

Sarah

Surname

Roberts

Company name

Critchley Architecture and Design Ltd

Address line 1

The Old Brewery

Address line 2

15E South Street

Address line 3

Town/city

Havant

Country

Postcode

PO9 1BU

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

Proposed Residential Development (HELAA – 46)

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).

5.56

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Brownfield - Industrial Units (4000m2)
Residential - Little Meadow and Oak Trees Dwellings (6000m2)
Greenfield - Horse Paddocks (1800m2)
Other - Large agricultural plot. Access driveways. Maintained lawns. Dense hedgerows.

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

See drawing 18064_110 and Transport & Highways Appraisal.

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	15	180	165
Light goods vehicles / public carrier vehicles	6	12	6
Other Heavy Goods Vehicles (Industrial Units)	5	5	0
Cycle spaces	0	170	170

9. 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):

9. Materials

Walls	
Description of existing materials and finishes (optional):	Industrial Units - Metal Cladding Dwellings - Brick and Render
Description of proposed materials and finishes:	Industrial Units - Metal Cladding, to match existing. Dwellings - mixture of brick, render and cladding.

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

Drawings 18064_101, 102, 110.
SuDS Report
Contamination Report
Flood Risk Assessment
Highways and Transport Appraisal.
Extended Phase 1 Ecological Assessment and Phase 2 Surveys.
Phase 1 Habitat Map.
HELAA Assessment.

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

12. Trees and Hedges

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

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

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
Houses	0	0	0	0	35	35
Flats/Maisonettes	0	0	0	0	9	9
Total	0	0	0	0	44	44

Add 'Affordable Home Ownership - Proposed' residential units

15. Residential/Dwelling Units

Affordable Home Ownership - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	14	14
Flats/Maisonettes	0	0	0	0	5	5
Total	0	0	0	0	19	19

Add 'Self-build and Custom Build - Proposed' residential units

Self-build and Custom Build - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	18	18
Total	0	0	0	0	18	18

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

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	2	2
Total	0	0	0	0	2	2

Total proposed residential units	81
Total existing residential units	2
Total net gain or loss of residential units	79

16. 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' covers ALL uses execept Use Class C3 Dwellinghouses

☒ Yes ☐ No

Please add details of the use classes and floorspace:

16. All Types of Development: Non-Residential Floorspace

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)
B1 (c) - Light industrial	495	0	900	405
Total	495	0	900	405

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	20
Part-time	0
Total full-time equivalent	20.00

Proposed Employees

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

Full-time	40
Part-time	0
Total full-time equivalent	

18. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

Please specify the hours of opening for each non-residential use proposed, or select 'Unknown' if detail are not known.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B1 (c) - Light industrial	Start Time: 07:00 End Time: 19:00	Start Time: 07:00 End Time: 13:00	Start Time: 10:00 End Time: 16:00	

19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☒ Yes ☐ No

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:

Extension of the existing Light Industrial/Commercial Processes. Existing uses include processes such as forklift trucks and car maintenance.

This does not include any heavy processes such as landfill.

Is the proposal for a waste management development? ☐ Yes ☒ No

19. Industrial or Commercial Processes and Machinery

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Additional waste disposal will be provided, on top of their existing arrangements to allow for the increase in B1c units.

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	PAA/126/17

Date (Must be pre-application submission)

11/08/2017

Details of the pre-application advice received

See Pre App Response for comprehensive details.

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	John Hyams
Number	
Suffix	
House Name	Oak Trees
Address line 1	Bilsham Road
Address line 2	
Town/city	Yapton
Postcode	BN18 0JY
Date notice served (DD/MM/YYYY)	11/08/2020

Name of Owner/Agricultural Tenant	Linda Hyams
Number	
Suffix	
House Name	C/O Oak Trees
Address line 1	Bilsham Road
Address line 2	
Town/city	Yapton
Postcode	BN18 0JY
Date notice served (DD/MM/YYYY)	11/08/2020

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Carol Noble
Number	
Suffix	
House Name	Little Meadow
Address line 1	Bilsham Road
Address line 2	
Town/city	Yapton
Postcode	BN18 0JY
Date notice served (DD/MM/YYYY)	11/08/2020

Name of Owner/Agricultural Tenant	Highways Department
Number	
Suffix	
House Name	
Address line 1	West Sussex County Council
Address line 2	County Hall
Town/city	Chichester
Postcode	PO19 1RQ
Date notice served (DD/MM/YYYY)	11/08/2020

Person role

- ☒ The applicant
☒ The agent

Title	Miss
First name	Sarah
Surname	Roberts
Declaration date (DD/MM/YYYY)	10/08/2020

☒ 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)	10/08/2020
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