

Arun District Council
Planning Department
1 Matravers Road
Littlehampton
West Sussex BN17 5LF

8th February 2024

Our Ref: 22077
Your Ref: PP-1 PP-12782735

Dear Sir / Madam

Town & Country Planning Act 1990 (As Amended):

Land East of Westergate

Hybrid application for the following:

- 1) Full permission is sought for alterations to site access off Westergate Street and through Pine Close, east-west link road including a bridge over the Lidsey Rife, drainage, landscaping & associated works; and
- 2) Outline consent with all matters reserved (except for access) for up to 400 no. dwellings with associated works.

A hybrid planning application has been submitted by Luken Beck mdp Ltd on behalf of our client, CALA Homes South Home Counties on Land East of Westergate comprising of the above proposed development. This application has been submitted via the Planning Portal with the appropriate fee paid (PP Ref: PP-12782735).

Validation Documentation

To support the application, this letter is accompanied by the following documentation, as agreed with officers through the signed Planning Performance Agreement, February 2024 (ref. Appendix 3):

- Completed planning application form, Certificate C and Notices
- CIL Form 1
- Environmental Impact Assessment
- Planning Statement
- Statement of Community Involvement (included in Planning Statement)
- Affordable Housing Statement (included in Planning Statement)
- Design and Access Statement
- Statutory Plans and Drawings (see below)
- Landscaping Drawings for East West Link Road (see below)
- Highways Drawings (see below)
- Ecological Impact Assessment

- Shadow Habitats Regulations Assessment
- Agricultural Land Quality Assessment
- Archaeology Desk Based Assessment
- Lighting Assessment
- Preliminary Noise and Vibration Assessment
- Flood Risk Assessment
- Drainage Impact Assessment
- Air Quality Assessment (included within the Environmental Statement)
- Socio-Economic Impact Assessment (included within the Environmental Statement)
- Transport Assessment
- Framework Travel Plan
- Utilities Statement
- Landscape Visual Impact Assessment
- Arboricultural Impact Assessment (included Tree Survey and Protection Plan)
- Preliminary Ground Investigation Report and Main Investigation Report
- Ground Gas Risk Assessment
- Minerals Assessment
- Energy Statement
- Viability Assessment

In addition to the above the following statutory and supporting plans are submitted as part of this application:

- Location Plan (ref. LP01 Rev A)
- Indicative Site Layout Plan (ref. SLDAB-01 Rev A)
- Development Parcels & Density Parameter Plan (ref. DPDPP-01 Rev A)
- Access, Movement and Street Hierarchy Parameter Plan (ref. AMSHPP-01 Rev A)
- Green and Blue Infrastructure Parameter Plan (ref. GBIPP-01 Rev A)
- Storey Heights Parameter Plan (ref. SHPP-01 Rev A)
- Landscape Strategy (ref. DRS-0001 S4-P1)
- Westergate Access Road Hard and Soft Landscaping (ref DR-0002 S4-P2) relating to 'full' element of hybrid application
- East West Link Road Drainage Strategy (ref. LAW-WSP-ZZ-ZZ-C-DR-00010 Rev P02) relating to 'full' element of hybrid application
- East West Link Road Bridge General Arrangement (ref. LAW-WSP-ZZ-ZZ-BR-DR-00001 Rev P03) relating to 'full' element of hybrid application
- Site Access General Arrangement (ref. LAW-WSP-ZZ-ZZ-C-DR-00006 P03) relating to 'full' element of hybrid application
- East-West Link Road General Arrangement (ref. LAW-WSP-ZZ-ZZ-C-DR-00007 P02) relating to 'full' element of hybrid application
- East-West Link Road Plan (Horizontal and Vertical Alignment) (ref. LAW-WSP-ZZ-ZZ-C-DR-00001 P08) relating to 'full' element of hybrid application
- East-West Link Road Swept Path Analysis LAW-WSP-ZZ-ZZ-C-DR-00008 P03) relating to 'full' element of hybrid application

In addition to the above electronic submission, a further copy of the Environmental Statement has been printed and sent by post to the Planning Department, in accordance with Town and Country Planning (EIA) Regulations 2017.

Planning Application Fee

Due to the hybrid nature of this application two separate fee payments have been made by our client. The first via, the Planning Portal for £42,467, covering the outline element of the application based on a site area of **16.93ha** and the second via a BACS transfer of £2,535, covering the full element of the application, based on a site area of **2.42ha**.

These fees have been calculated as follows, in accordance with 'The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012' (as amended December 2023):

Outline application for residential development on remainder of the site (Site Area 16.93 ha):

$16.93\text{ha} - 2.5\text{ha} = 14.43\text{ha}$

$14.43 / 0.1 = 144.3$ (rounded to 145)

$£15,433 + (£186 \times 145) = £42,403 + £64$ (planning portal service charge)

Full Application for section of East / West Link Road (Site Area 2.42ha):

$2.42 / 0.1 = 24.2$ (rounded to 25)

$£293 \times 25 = £7,325$

Maximum fee cap = £2,535

Total: £2,535 + £42,403 + £64 (planning portal service charge) = £45,002

We trust that the above-mentioned information addresses the requirements to validate and assess the application.

Should you require any additional information or greater clarification on any matters please do not hesitate to contact myself.

Yours sincerely



Ian Johnson MRTPI
Managing Director
Luken Beck mdp Ltd

