

Lincs Dsign Consultancy Ltd
12 Vickers Lane
Louth
Lincolnshire
LN11 9PJ

Please ask for: Nicola Moore
Email: nicola.moore@arun.gov.uk
Telephone: Ext 37944
Our Ref: AL/83/21/PL
Your Ref:
Date: 7th July 2021

Dear Mr Kemp,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for Planning Permission

Development: Conversion of existing storage building & garage to 1 No. 3 bed dwelling. including new access to existing dwelling. This application is in CIL Zone 2 and is CIL liable as new dwelling.

Location: Land Adj To 1 Hook Lane Westergate PO20 3QL

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

West Sussex County Council require that a visibility splay is provided. A splay is formed for a 30 mph speed limit road by measuring from a point 2.4m back from the kerb edge in the centre of the proposed access. A line should then be drawn from either side of this point for 43 m in each direction to the nearside edge of the carriage way. The splays must intersect land only within the control of the applicant, or within the publicly maintained highway.

The distance will increase with the speed limit of the road. If the road is 40 mph speed limit then the distance should be 120 m either side. For speeds above this please contact West Sussex County Council Highways for advice on what would be acceptable.

Location Plan

The Location plan should include all land necessary including any new access and visibility splays. Please amend accordingly and re submit at a scale of 1:1250 or 1:2500 for rural areas. Further details of what must be included on the plan can be found in the Validation Requirements List.

CIL Additional Information Form

This application may be CIL liable, please complete and return the Form1 CIL Additional Information. The form and further information about CIL can be found on the website: www.arun.gov.uk/cil

For clarity please confirm the number of bedrooms, as the application form shows 2 bed and the floor plan shows 3 bedrooms

Please confirm you acceptance of the amended description as shown above.

Surface Water Drainage Statement

Please provide a statement in accordance with our Validation Requirements List.

Lidsey Foul Water - Environmental Assessment Statement

The site for this planning application lies within the Lidsey Foul Water Treatment Catchment Area, please confirm whether your scheme is going to involve works which would require connection to foul drainage and whether you will be connecting to the existing public mains drainage system. If you are not and you will be connecting into a septic tank, cesspool or other means of private independent facility, you will need to submit an environmental assessment. Further details of what should be included in the statement can be found in the Validation Requirements List.

For further detailed information on validation requirements please go to our website and refer to the requirements list for this type of application: <https://www.arun.gov.uk/making-a-planning-application>
If you are unable to access the website, please contact this office so a copy can be sent to you.

Where the information requested above relates to a local validation requirement, you may request that the requirement is waived. The information requested should be reasonable having regard to the nature and scale of the proposed development and about a matter which it is reasonable to think would be a material consideration in determining the application. If you do not feel this is the case, you can serve a notice on the Council, specifying which particulars or evidence you do not consider meet this test of reasonableness. You must state which items you disagree with and set out the reasons why you hold the view, please quote the application reference in your letter or email. The Council will then consider your case and respond. It should be noted that there is no right to challenge the national requirements as these requirements are contained in planning legislation.

Please provide the above by **21st July 2021**. If this information is not received by this date, I will close the file as incomplete and you will have to submit a fresh application.

If this letter has crossed with you providing the information, please ignore it.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.