

Mr and Mrs Lower
c/o Mr Chris Barker
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Our Ref: SDNP/22/00885/FUL
Contact: Russell Pilfold
Tel. No.: 01730 819361

22nd February 2022

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

Dear Sir/Madam

PROPOSAL: Redevelopment of redundant agricultural outbuilding to form 2no. holidays lets
SITE LOCATION: Manor Barn , Ecclesden Lane, Angmering, BN16 4DQ,

This proposal is within the South Downs National Park, and will be processed and determined by the South Downs National Park Authority (SDNPA).

NB - The application site falls both within the South Downs National Park and Arun District Council, and so is a cross-boundary application. You will need to submit an identical application to Arun District Council. The access round is entirely within Arun DC and, subsequently, this means the majority of the site area is within Arun DC. Therefore, the total fee will be payable to them, and I will arrange for the fee paid so far to SDNP to be refunded. The total fee will be £1386, which is 1.5 x the application fee for two dwellings (£924).

I refer to the above application received on the 18th February 2022. I regret to inform you that the Authority is unable to validate your application because you have failed to provide the following information or documentation:

1. The conversion of the barn to two holiday let units would create two C3 dwellings. Please complete an amended application form that identifies the units as C3 (as opposed to C1).
2. The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. Applications determined after 01 April will be subject to the rates set out in the Charging Schedule (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>).

As the properties would fall into the definition of C3 use class, you are required to complete and return an amended form:

CIL Form 1 - Additional CIL Information Form - available at the following link
https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_cil_additional_information.pdf

Further information regarding whether your development is liable, or when exemptions might apply can be found on the same webpage under 'Frequently Asked Questions'. If you have any questions, please contact CIL@southdowns.gov.uk.

The reason for requiring the information and documents set out above is that the national requirements are statutory and the local list requirements are supported by national and local policy as set out on our local validation list which can be viewed at the following link
<https://www.southdowns.gov.uk/planning/making-an-application/local-validation-list/>

South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH
Tel: 01730 814810 Email: planning@southdowns.gov.uk

INVAL1

For further information please read the Guidance Notes and Validation Checklist that accompanies each type of Planning Application. This is available from the South Downs National Park Authority website www.southdowns.gov.uk.

If a fee is due, please make cheques payable to **South Downs National Park Authority**.

To make your application valid the above additional information must be received by **15th March 2022**. Any delay may require Notices and Certificates to be re-dated and/or re-served.
Please quote the above reference number on all returned correspondence.

No further action will be taken on your application until we receive the required information. If it is not received within the date specified above, then the application may be returned as incomplete, and removed from our system. If you need more than 21 days to provide the above information, then please contact the officer noted below as soon as possible.

Please send any further documents or plans requested above to the address shown on the first page of this letter, or send them electronically to Planning@southdowns.gov.uk, marked clearly for the attention of the officer noted below and stating the case reference **SDNP/22/00885/FUL**.

Yours faithfully

Russell Pilfold
SDNPA (Arun District area)
Planning@southdowns.gov.uk