

Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Please ask for: Mrs D Johnson
Email: daun.johnson@arun.gov.uk
Telephone: 01903 737762
Our Ref: BN/26/22/PL
Your Ref:
Date: 4th March 2022

Dear Folkes,

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

Application for Planning Permission

Development: Construction of 1 No. two storey detached dwelling house on existing paddock. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.
Location: Land East Of Eastmere House Eastergate Lane Eastergate PO20 3SJ

Thank you for your recent application which I received on 25th February 2022. It is being validated by Mrs D Johnson who will be able to assist you should you have any questions.

I regret that I am unable to accept your documents as a valid application until the following item(s) have been received or resolved :-

Location Plan

Please provide a North point.

The ground floor plan is not showing on the plan. Please ensure the plan is showing.

As the new access is crossing onto West Sussex County Council Lane, please complete Certificate B instead of A and return accordingly.

Please confirm the amended site address is satisfactory.

Biodiversity Survey and Report including Biodiversity Net Gain Statement

Please provide the following biodiversity survey dealing with the Singleton and Cocking Tunnel. Please refer to the validation requirements list for further information.

Foul Water Drainage Statement

Please provide a statement in accordance with our 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.

If providing additional documents or information, please email it directly to us at: planning.responses@arun.gov.uk with a covering email clearly explaining what is being provided. Do not resubmit it via the planning portal as we receive all the original information plus any amended information and it is not clear what has changed. Please provide the above by **18th March 2022** or your application will be closed as incomplete and you will have to resubmit if you wish to proceed. If you have difficulty meeting this deadline please contact the above officer to extend the time scale.

If you made a paper application and did not provide an email address, please could you do so to enable us to contact you swiftly with any queries or issues.

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>