

Mulberry Architecture Ltd
25 Aldwick Road
Bognor Regis
PO22 2LN

Please ask for: Nicola Moore
Email: nicola.moore@arun.gov.uk
Telephone: Ext 37944
Our Ref: BR/122/20/OUT
Your Ref:
Date: 9th June 2020

Dear Mr Dowling,

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application for Outline Planning Permission

Development: demolition of garth house and west view to be replaced with 20 self contained apartments
Location: Garth House High Street Bognor Regis PO21 1HQ

Thank you for your recent application which I received on 5th June 2020. It is being validated by Nicola Moore who will be able to assist you should you have any questions.

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

Location Plan

Please amend the Location Plan to include road names and show the direction of North. Also remove any red edges that are not applicable to the application site. Please re submit at a scale of 1:1250 or 1:2500

Block Plan

Please amend the Block Plan to show the direction of North and remove red edges that are not applicable to the application site. The Block plan should also include the footprint of the demolished building/s and all measurements to boundaries of the proposed development. Please submit at a scale of 1:500 or 1:200

Waste Storage and Collection

Please identify what provision has been made for the storage of waste & recycling and demonstrate that these aid the collection of waste & recycling measures by the waste collection authority. The location of waste storage & recycling facilities should be clearly identified on the plans.

Affordable Housing Statement

This application proposes the provision of on-site affordable housing therefore it is a requirement to provide a statement and associated plans as set out in the Validation Requirements List.

Biodiversity Survey and Report

Please provide the following biodiversity survey/s: Please refer to the Local Validation requirements and the guidance notes for the Biodiversity Checklist for further information.

Transport Statement

This planning application triggers a threshold which requires the submission of a transport statement in accordance with Validation Requirements List.

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.

For further detailed information on validation requirements please go to our website and refer to the requirements list for this type of application: <http://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 **23rd June 2020** 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 discuss the matter.

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 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.