

Savills
74 High Street
Sevenoaks
Kent
TN13 1JR

Please ask for: Jonny Cooper
Email: jonny.cooper@arun.gov.uk
Telephone: 01903 737532
Our Ref: CM/12/25/PL
Your Ref:
Date: 4th April 2025

Dear Mr Watson,

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

Application for Planning Permission

Development: Demolition existing buildings and erection of replacement self / custom build dwelling and garage with associated landscaping. This application may affect the setting of a listed building, is in CIL zone 5 and is CIL liable as a new dwelling.
Location: Rigates Climping Street Climping BN17 5RQ

Thank you for your recent application which I received on 3rd April 2025. It is being validated by Jonny Cooper 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 :-

Please amend your proposed site plan (DPA-002) to show the distances from the proposed new dwelling to the site boundaries.

Elevations

The proposed utility room is missing a door on the north elevation (labelled as the south) and missing a door on the proposed west elevation (the utility room appears to be all in white). Please amend accordingly and resubmit.

Floor Plans

The North point on your proposed floor plans is pointing south. This also means that your elevations have been mislabelled. Please amend these accordingly and resubmit.

Surface Water Drainage Information

Surface water drainage information must be provided as separate documents, as instructed in our validation requirements and requested by the councils engineers. If you believe you have provided all the necessary information, you can provide a documents stating where the information can be found within the existed document. Please see part 10 (page 29-31) of the validation requirements.

Lidsey Drainage Impact Assessment

This application is for development with the Lidsey Wastewater Treatment Works Catchment Area and a statement explaining how foul and surface water is to be drained from the site is required. The statement must include what measures will be implemented by the applicant to reduce the impact of foul and surface water drainage in the catchment area. Further details of what must be included can be found in the Validation Requirements Lists.

Heritage Statement

Please submit a Heritage Statement. Please refer to the validation requirements list for further information on what information should be included.

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 to: 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 April 2025** or your application will be closed as incomplete and where a fee has been paid, I will retain £40.00 (or the entire fee, if less than £40.00) to cover the cost of administering the return. If you have difficulty meeting this deadline please contact the above officer to agree an extension to this time scale. Once the application has been closed, you will need to submit a fresh application if you still want to proceed.

Yours sincerely



Neil Crowther
Group Head of Planning

Essential IT work is being carried out for Planning and Building Control from 4 pm on Friday 4 April until Friday 11 April. During this time, you will still be able to make planning and building control applications, view planning applications and make comments on planning applications but staff will have very limited access to be able to process them. We will have received everything submitted to us but there will be a delay in the processing of new applications and the publishing of new information received after 4pm on

Friday 4th. There will also be a very short period of downtime on the website on Friday 11th as the links are updated. We apologise in advance for the delay

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>