

## Town & Country Planning Solutions

PLANNING & DEVELOPMENT CONSULTANTS

District Planning Officer  
Planning Department  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
LITTLEHAMPTON  
West Sussex, BN17 5LF

Your Ref: EG/35/12  
Our Ref: TCPS 479A  
7<sup>th</sup> June 2012

By post and by email (planning@arun.gov.uk)

Dear Mrs Johnson,

**Retention of horsebox hire business, mobile home,  
office/staffroom and an area of hardstanding  
at Longreach, Eastergate Lane,  
Eastergate, Near Chichester, West Sussex, PO20 3SJ  
Full Planning Application No. EG/35/12**

I refer to your letters dated 9<sup>th</sup> May 2012 and 30<sup>th</sup> May 2012 requesting the submission of further information prior to the registration of the above mentioned planning application. The proposal includes the retention of an existing mobile home, which has been on the site for many years and for which approval was granted in 1997 (application no. EG/9/97/CLE). As agreed in a subsequent telephone call to your office, please find enclosed photographs in lieu of elevational drawings together with a floor plan drawing no.OHH 01.

As regards the site location plan drawing no.479A/1 attached, this has been amended to include the words 'Eastergate Lane'.

A site layout/block plan drawing no. OHH 02 is attached, which includes the position of the office building and attached timber decking together with the two areas set aside for the parking of horsebox vehicles (shown hatched). Drawing nos.OHH 03 and 04 showing the elevations of the office and decking together with a floor plan, are also attached.

Amended pages of the application form are attached relating to questions 9, 11, 12 and 20.

As regards question 9 on the application form, the facing materials of the mobile home are as illustrated by the photographs. The office building is faced in brown stained ship-lapped timber boarding. The roof is covered with rubber profile sheeting (as stated on drawing no. OHH 04). The extended area of hardstanding comprising porous 'MOT Type 1' material covered with road planings.

Turning to the means of foul drainage (question 11 on the application form), I am advised by the applicant that the mobile home is connected to a septic tank that has also been in existence since prior to 1997. As no additional foul drainage arrangements are proposed, I cannot see that it is reasonably necessary to require a 'full drainage environmental assessment'.

As regards Question 12 on the application form, there is no proposed change to the existing surface water drainage arrangements serving the mobile home that has been on the site for well over 10 years. The additional area of hardstanding (approx 120 sq m) is porous (the same as the rest of the hardstanding area) and the office building and attached decking (approx 50 sq m) drains to the ground by natural soakage. I have been in contact with Ms McCloud at the Environment Agency who has confirmed that given these circumstances there will be no greater surface water run-off from the site and that a Flood Risk Assessment will not therefore, be required.

As regards hours of operation (question 20 on the application form), there are no fixed hours, but the business normally operates daily between 8.00 am – 8.00pm. Occasionally however, vehicles are collected prior to 8.00am and delivered back after 8.00pm.

Finally, as requested, a balance application fee cheque for £505 has been posted to the Council.

I await your confirmation that the application has now been registered.

Yours sincerely,



**Mike Pickup MTPI**

Apart from the additional application fee cheque, the enclosures have been sent by email only.