

AMK

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF
Tel: (01903) 737500
Fax: (01903) 716019
DX: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk



Hon. Alderman Harold Piggott, FRSA
The White House,
Mill Lane,
Ashington,
West Sussex.
RH20 3BX

14th March 2011

Your Ref:

Our Ref: LU/18/11

Please ask for:
Mrs. Gardner
Planning Services
Direct Line: (01903) 737529

Dear Alderman Piggott,

**Erection of 2 No. 3 bedroom town houses
Rear 27/29B Surrey Street, Littlehampton**

Thank you for your letter dated 9th March 2011. I have discussed the above application with your agent and indicated that it is likely to be refused for a number of reasons relating to an overdevelopment of the site, an unneighbourly impact on adjoining properties, objections on flood risk grounds and a lack of affordable housing contributions.

The application form does not refer to any previous discussions. The proposal is an improvement on the previous refusal, but I still do not consider that two units on this limited site area, with no road frontage would be acceptable even if the flooding issues could be addressed and affordable housing contributions made.

I see little merit in a meeting to discuss the proposal as it stands, since more than a few minor changes would be required to address my concerns. The application will therefore be determined as submitted and recommended for refusal and you will have the right of appeal following any refusal. You can of course request your agent withdraw the application. Should your agent wish to discuss a revised scheme following refusal or withdrawal I would be prepared to discuss revisions and comment on any reduced scheme prior to re-submission. I remain to be persuaded that more than one unit could be accommodated on the site.

I trust you appreciate that these comments are made without prejudice to the final recommendation and decision upon this application and any revised applications submitted which would of course be considered on their own merits and in the light of any representations received from interested persons.

Yours sincerely,



Anita Gardner
Principal Planner

cc: Mr. V. Compton.

Rec'd 9/3

MR PIGGOTT & MR WRIGHT

Rear of 25-29 Surrey Street
Littlehampton BN17 5BD



Mrs Gardner,
Planning Officer,
Arun District Council,
Littlehampton,
West Sussex.

9th March 2011

Dear **Mrs Gardner,**

Re Plans LV/18/11 for Surrey Street, Littlehampton.

We are distressed to learn that you are contemplating recommending a refusal for these plans. We understand West Sussex County Council have no objections also guidance and advice was given to our Architect on this development of only two homes against the previous Three Studio Apartments previously submitted for approval to your goodselves.

Mr Wright and myself are very concerned as this back area definitely requires upgrading and in line with continuous Government Policy to provide further quality Housing Provision.

May we have a meeting with you, as we understood would be the case, to discuss your concerns over our plans to enable us to meet your objections.

Yours sincerely,



Hon Alderman Harold E Piggott FRSA

Cc Mr Ian Sumner Chief Executive Arun District Council,
Mr Anthony Wright and Mr Brian Compton.

Kindly reply to: - THE WHITE HOUSE Mill Lane Ashington West Sussex RH20 3BX.



A R U N
DISTRICT COUNCIL

Honorary Alderman Harold Piggott FRSA
The White House
Mill Lane
Ashington
West Sussex
RH20 3BX

Our Ref: IS/gls

Dear Mr Piggott

Thank you for the copy of your letter to Anita Gardner dated 9th March 2011. I understand that Ms Gardner is replying to you directly however I have been briefed regarding the current position.

3 units have previously been refused on the site (LU/129/06) which is backland with no road frontage. It is considered by Ms Gardner that the 2 units proposed would be cramped and out of keeping and unneighbourly. In addition there is an objection from Environment Agency and no Obligation relating to affordable housing contributions has been submitted with the application. Any discussions which have been undertaken are not referred to on the application form and were not subject to the Pre-Application process and are not recorded.

I understand that Ms Gardner has informed your agents that she does not believe that a meeting would be beneficial at this stage since the proposal would require significant changes to justify a change in recommendation and the information required to address the EA objection cannot be provided within the 8 week time limit. Ms Gardner has said however that she will discuss possible revisions to the scheme with the agent following refusal or withdrawal.

You do have the right of appeal should the application be refused.

Yours sincerely


Ian Sumnall
Chief Executive

Copied to: Anita Gardner

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Tel: 01903 737500

Fax: 01903 737707

DX: 57406 Littlehampton

Minicom: 01903 732765



e-mail: ian.sumnall@arun.gov.uk

10 March 2011

Please ask for:
Ian Sumnall
Strategy Department
x37600

Anita Gardner

From: Gemma Smith
Sent: 10 March 2011 13:18
To: Anita Gardner
Cc: Gemma Smith
Subject: FW: Plans LV/18/11 - Surrey Street, Littlehampton

Anita

Ian has asked that I relay your comments back to Mr Piggott so I have put together the letter below for Ian to send.

Is it ok?

As it is being copied to you I guess if you write to Mr Piggott directly you can confirm that you agree with the contents of Ian's letter?

Thanks

Gemma

Dear Mr Piggott

Thank you for the copy of your letter to Anita Gardner dated 9th March 2011. I understand that Ms Gardner is replying to you directly however I have been briefed regarding the current position.

3 units have previously been refused on the site (LU/129/06) which is backland with no road frontage. It is considered by Ms Gardner that the 2 units proposed would be cramped and out of keeping and unneighbourly. In addition there is an objection from Environment Agency and no Obligation relating to affordable housing contributions has been submitted with the application. Any discussions which have been undertaken are not referred to on the application form and were not subject to the Pre-Application process and are not recorded.

I understand that Ms Gardner has informed your agents that she does not believe that a meeting would be beneficial at this stage since the proposal would require significant changes to justify a change in recommendation and the information required to address the EA objection cannot be provided within the 8 week time limit. Ms Gardner has said however that she will discuss possible revisions to the scheme with the agent following refusal or withdrawal.

You do have the right of appeal should the application be refused.

Yours sincerely

Ian Sumnall
Chief Executive

Copied to: Anita Gardner

10/03/2011

From: Ian Sumnall
Sent: 10 March 2011 11:45
To: Gemma Smith
Subject: FW: Plans LV/18/11 - Surrey Street, Littlehampton

Please relay these comments back to Mr. Piggott;
Ian

From: Anita Gardner
Sent: 10 March 2011 11:43
To: Ian Sumnall
Subject: RE: Plans LV/18/11 - Surrey Street, Littlehampton

Ian,

I received a copy of the letter today and I am in the process of drafting a response.

3 units have previously been refused on the site (LU/129/06) which is backland with no road frontage. In my view the 2 units proposed would be cramped and out of keeping and unneighbourly. In addition there is an objection from Environment Agency and no Obligation relating to affordable housing contributions has been submitted with the application. Any discussions which have been undertaken are not referred to on the application form and were not subject to the Pre App process and are not recorded. The previous case officer was Claire and she has obviously not been about recently to have undertaken discussions.

The applicants have an agent and I have advised him that I see little point in a meeting at this stage since the proposal would require significant changes to justify a change in recommendation and the information required to address the EA objection cannot be provided within the 8 week time limit. Of course I will discuss possible revisions to the scheme with the agent following refusal or withdrawal. If the applicants feel aggrieved by a refusal they obviously have the right of appeal.

Anita

From: Gemma Smith **On Behalf Of** Ian Sumnall
Sent: 09 March 2011 14:43
To: Anita Gardner
Cc: Ian Sumnall
Subject: Plans LV/18/11 - Surrey Street, Littlehampton

Anita

Please can you email me a brief on the attached?

I have had a message to call Mr Piggott back and I expect it is in relation to the attached which came in the post today.

Thanks

Ian

Anita Gardner

From: Anita Gardner
Sent: 10 March 2011 11:43
To: Ian Sumnall
Subject: RE: Plans LV/18/11 - Surrey Street, Littlehampton

Ian,

I received a copy of the letter today and I am in the process of drafting a response.

3 units have previously been refused on the site (LU/129/06) which is backland with no road frontage. In my view the 2 units proposed would be cramped and out of keeping and unneighbourly. In addition there is an objection from Environment Agency and no Obligation relating to affordable housing contributions has been submitted with the application. Any discussions which have been undertaken are not referred to on the application form and were not subject to the Pre App process and are not recorded. The previous case officer was Claire and she has obviously not been about recently to have undertaken discussions.

The applicants have an agent and I have advised him that I see little point in a meeting at this stage since the proposal would require significant changes to justify a change in recommendation and the information required to address the EA objection cannot be provided within the 8 week time limit. Of course I will discuss possible revisions to the scheme with the agent following refusal or withdrawal. If the applicants feel aggrieved by a refusal they obviously have the right of appeal.

Anita

From: Gemma Smith **On Behalf Of** Ian Sumnall
Sent: 09 March 2011 14:43
To: Anita Gardner
Cc: Ian Sumnall
Subject: Plans LV/18/11 - Surrey Street, Littlehampton

Anita

Please can you email me a brief on the attached?

I have had a message to call Mr Piggott back and I expect it is in relation to the attached which came in the post today.

Thanks

Ian

10/03/2011

LD/18/11

SITE VISIT DETAILS

ADDRESS:

TOPOGRAPHY:

TREES:

BOUNDARY TREATMENT:

Brick/stone wall to rear rd. approx 3m high.

SITE CHARACTERISTICS:

Storeys: 1/2/3

Semi-/ Detached/ Terraced

Walls:

Roof:

Other:

CHARACTER OF LOCALITY:

Residential/ Rural

Main Road/ Residential Road/ Cul-de-sac

Style of Dwellings:

Size of Plots:

Neighbouring windows:

Access from S. St.
and on to road
S. St. approx 27 S. St.
near

Here man
entire on gated land
area to rear 27.
entrance (bc)

Want to rear of
1st land approx
3m high.

no wall on 2nd side of rear 27.

no wall on 2nd side of rear 27 S. St.
bug to rear 27 S. St.

no 27 2nd dimension 3d
ft. no above

Pls to north to back of 2nd

Under to side of car to back of rear 27
P. Rd

Pls to rear of rear 27

2nd floor building at rear
Pls to rear of rear 27
pops in P. Rd.

APPLICATION REF: LU/129/06/

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Residential development 'Hersee Mews' of 3 studio apartments. Land rear of 27-29B Surrey Street, Littlehampton.
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.0227 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None.
BOUNDARY TREATMENT	Brick wall to north, east and south side of the site – approximately 2.5m in height.
SITE CHARACTERISTICS	Single storey building to south west corner of the site, which consists of white painted weather boarding. Attached timber structure to west side.
CHARACTER OF LOCALITY	Littlehampton Town Centre location.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/28/06/	Residential development, 'Hersee Mews' comprising of 3 studio apartments.	Withdrawn 24-03-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	Awaited.
LOCAL GROUPS	None.
OTHER	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	There are no grounds to resist this proposal from the highway point of view.
Environment Agency	Objection: A Flood Risk Assessment (FRA) must be undertaken in accordance with the PPG25 guidelines (Development & Flood Risk – Appendix F). The FRA will need to address flooding issues and demonstrate how any possible mitigation measures are to be put in place. PPG25 (paragraph 29) requires that consideration be given to a flood event with an annual probability of 0.5% (1 in 200 year flood level). The flood defence at this location do not provide this level of protection and cannot therefore, for planning purposes, be considered satisfactory.

APPLICATION REF: LU/129/06/

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
District Councils Environmental Health Officer	Therefore the site is considered to lie within Flood Zone 3 (High Risk) as defined in Table 1 of PPG25. Main bedrooms should be atleast 10m ² , all subsequent bedrooms 7m ² . Kitchen/living rooms should be atleast 23m ² if this development is allowed and subsequently be tenanted the Housing Act Notices may be served to limit occupation.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class A Road No Public Sewer

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, NE2, NE3, NE17, ERA4.
Arun District Local Plan: GEN7, GEN11.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG3 - Housing
PPG25 - Flooding

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

It is noted that the application site is at risk from flooding and no Flood Risk Assessment has been submitted as part of the application. It is agreed that the proposed development should not be permitted on the site, in the absence of this information.

The comments of Environmental Health are noted; however these issues are covered by separate legislation and outside planning control.

COMMENT ON REPRESENTATIONS RECEIVED

None.

APPLICATION REF: LU/129/06/

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it would adversely affect the amenities and environment of the surrounding locality. Further, the application site is located within an area at flood risk and no flood risk assessment has been submitted as part of the application. Further, a detailed written analysis of the site and its surroundings, as required by Policy GEN7 has not been submitted as part of the application.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposal is for the removal of the existing structures on site and their replacement with one two storey detached building, comprising of three studio apartments.

It is noted that the application site is limited in size, being located to the rear of surrounding buildings, with no adjacent road frontage. It is considered that if permitted, the proposed development would represent a cramped form of development, which would adversely affect both the amenities and environment of the locality. Further, due to the cramped location of the site, to the rear of surrounding buildings, it is considered that the proposal would provide an unsatisfactory environment for the occupiers.

In addition, the Environment Agency has objected to the application, noting that a Flood Risk Assessment (FRA) must be undertaken in accordance with the PPG25 guidelines (Development & Flood Risk – Appendix F). The FRA will need to address flooding issues and demonstrate how any possible mitigation measures are to be put in place. It is considered that in the absence of this additional information, the application should be refused.

Further, Policy GEN7 of the Arun District Council states that:- *'Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area'*. No written analysis was submitted with this application and the proposal would therefore conflict with Policy GEN7 of the Arun District Local Plan.

Therefore having regard to the limited area of the site and its relationship to existing properties, it is considered that the proposal would be prejudicial to the amenities and environment of the locality. Furthermore, the submitted information is not sufficient to determine the application, and the proposal shall therefore be refused for the reasons outlined overleaf.

LITTLEHAMPTON

LU/129/06/

Residential development 'Hersee Mews'
of 3 studio apartments.

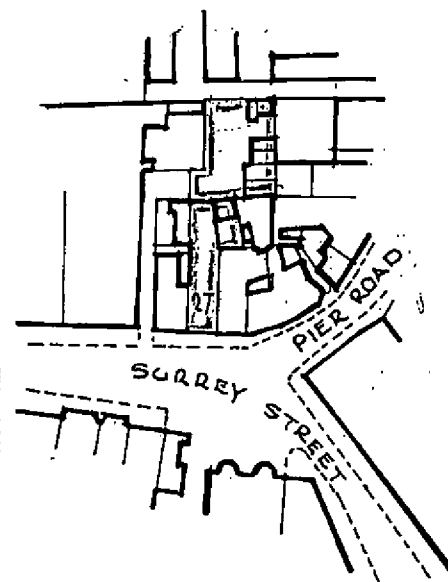
Land rear of 27-29B Surrey Street
Littlehampton

RECOMMENDATION

Refuse

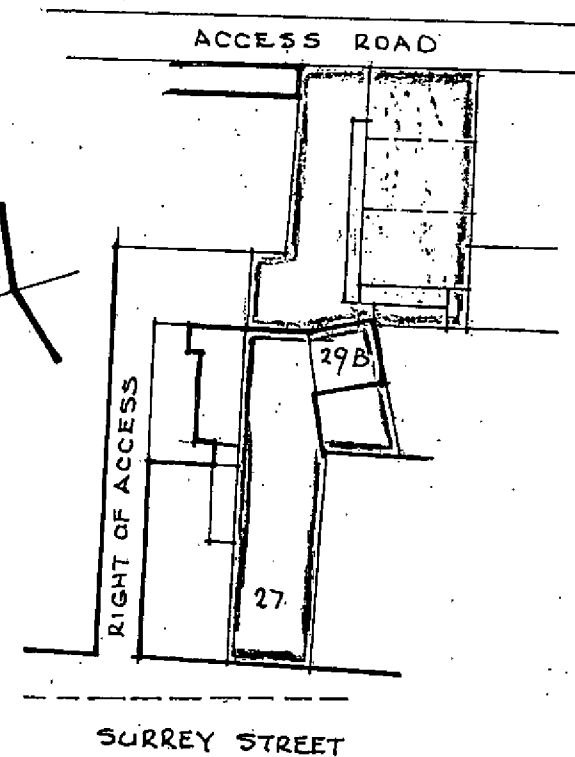
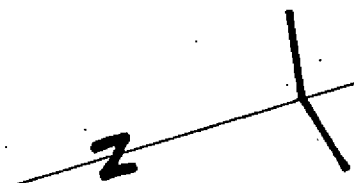
- 1 Having regard to the limited area of the site and its relationship to existing properties the proposal would give rise to an unsatisfactory environment for the occupiers and would be prejudicial to the amenities and environment of the locality in conflict with policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 2 No illustrated written analysis of the site and its immediate setting has been submitted. The proposal is therefore not in accordance with policy GEN7 of the Arun District Local Plan.
- 3 The site lies within an area subject to or at risk of flooding and no Flood Risk Assessment has been provided with this application. Therefore on the basis of the information submitted, the Local Planning Authority is not satisfied that the proposed development will not be at risk of future flooding. The proposal is therefore contrary to Planning Policy Guidance Note: 25, Policy ERA4 of the West Sussex Structure Plan and GEN11 of the Arun District Local Plan.

ARUN DISTRICT COUNCIL	
No.	LD 129 06
RECEIVED	20.4.08.



LOCATION PLAN

SCALE 1/1250



SITE PLAN

SCALE 1/500

B-C Building Consultants Limited

27 Dell Drive

Angmering, Sussex BN16 4HE

Telephone/Fax: (01903) 786014

Mob: ~~(07778) 392422~~

DRG. No. 3007.

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF
Tel: (01903) 737500
Fax: (01903) 716019
DX: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk



Mr B Compton
BC Building Consultants Limited
27 Dell Drive
ANGMERING
West Sussex BN16 4HE

15th February 2011

Your Ref:

Our Ref: LU/18/11

Please ask for:
Mrs Gardner
Planning Services
Direct Line: (01903) 737529

Dear Mr Compton

LPA Ref: LU/18/11
Proposal: Erection of 2no. 3 bed town houses
Address: Rear of 27-29B Surrey Street, Littlehampton

Please find attached the Council's standard notification letter regarding affordable housing financial contribution requirements for information.

Unfortunately, the Council is minded to refuse the above planning application. In such circumstances it would be unreasonable to expect you to enter into a legal agreement to secure the provision of financial contributions incurring the associated administrative costs at this time.

Assuming no legal agreement is entered into, an additional refusal reason will appear on the decision notice that no mechanism is in place to secure the necessary financial contributions. However, upon receipt of the refusal notice should you decide to appeal the Council's decision or make a resubmission to the Council you can at the appropriate time instruct the Council's Solicitor to prepare the necessary legal agreement as outlined in the attached letter. In the event of an appeal the Council would withdraw the refusal reason when in receipt of a satisfactory legal agreement.

For information purposes the commuted sum payable for the proposal would be £3,752.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely



Anita Gardner
Principal Planner

Nicola Spencer

From: PlanningSSD [PlanningSSD@environment-agency.gov.uk]
Sent: 18 February 2011 15:09
To: Planning.Responses
Cc: Anita Gardner
Subject: LU/18/11/
Attachments: dps1.rtf

ACK

Objection letter attached.

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

If we have sent you information and you wish to use it please read our terms and conditions which you can get by calling us on 08708 506 506. Find out more about the Environment Agency at www.environment-agency.gov.uk

22/02/2011

Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2011/111270/01-L01
Your ref: LU/18/11/

Date: 18 February 2011

Dear Sir/Madam

**ERECTION OF 2 NO. 3 BEDROOM TOWN HOUSES
R/O 27-29B SURREY STREET LITTLEHAMPTON, WEST SUSSEX BN17 5BD**

Thank you for consulting us on the above planning application.

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we **OBJECT** to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS 25). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development and is therefore also contrary to Policy GEN10 of the Arun District Local Plan.

In particular, the submitted FRA fails to provide any information on predicted flood levels. This information is necessary to show the proposed mitigation of raised finished floor levels is sufficient to ensure the safety of the development and its occupants over its lifetime. Please note that where it is proposed to raise floor levels, this information should be given relative to Ordnance Datum.

In addition to the above, any FRA should:

1. Take the impacts of climate change into account
2. Consider the protection offered by any local flood defences and their condition.
3. Consider the effect of a range of flooding events including extreme events on

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d..

- people and property.
4. Demonstrate how users of the development are to avoid being placed in danger from identified flood hazards, both in and around the development. This should include consideration of the requirement for flood emergency planning including a flood warning and response strategy for a range of flooding events up to and including the extreme event (as advised by PPS25, paragraph G12 and the PPS25 Practice Guide, paragraph 7.25)

We look forward to being re-consulted once this additional information is received. In the meantime if yourself or the Agent requires any further information or has any queries regarding this response, please contact my colleague Keely Mowatt in our Development and Flood Risk team on 01903 703948.

Yours faithfully

Miss Catherine McLeod
Planning Liaison Officer

Direct dial 01903 703858

Direct e-mail PlanningSSD@environment-agency.gov.uk

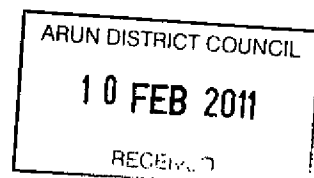
B-C Building Consultants Limited

27 Dell Drive
Angmering
Sussex BN16 4HE

Our reference: BRC/RSC

086 91 830000

Your reference: _____



Mrs L J Coney
Town Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

9th February 2011.

Dear Mrs Coney

Receipt Reference P86139
Erection of 2 No. 3 Bedroom town houses
R/O 27-29B Surrey Street, Littlehampton, West Sussex

Further to your letter dated the 3rd February 2011, enclosed as requested a cheque to the value of £670.00 being the submission fee required for the above application.

Yours sincerely,

Brian R Compton



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

B C Building Consultants Ltd
27 Dell Drive
Angmering
West Sussex
BN16 4HE

Your Ref:
Our Ref : LU/18/11/
Please ask for:
Mrs A Gardner
Direct Dial: 01903 737529

26th January 2011

Dear Mr Compton

The Town and Country Planning Act 1990 (as amended)

Erection of 2No. 3 bedroom town houses
R/O 27-29B Surrey Street Littlehampton BN17 5BD

Receipt No P86139	Amount: £ 670.00	VAT Number 193 5586 24
TOTAL PAID: £ 670.00		

Thank you for your recent planning application, which was accepted as a valid application on 21st January 2011. It is being dealt with by Mrs A Gardner who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer, unless a prior appointment has been arranged.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 24th February 2011 which is the end of the advertising period.

If you have not received a decision by 18th March 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk. If you are in any doubt you will need to submit a formal Building Regulations submission.

Please do not hesitate to contact us if you have any queries.

Yours sincerely



CONSULTATIONS LIST G:TSU General\consultation sheet.doc (18/02/10)

WSC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	26/
WSC Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	31/
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CH/HOR/ NMP	
Landscapes	LDS	
Aboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		✓
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Any app with a wind turbine consult NATS (use code WFC)		