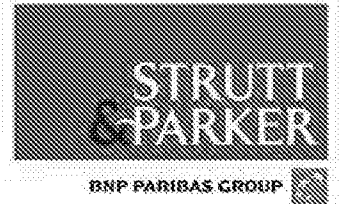


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12th July 2021

Dear Sir/Madam,

Re: Full application for the change of use of existing buildings to a light industrial use (Class E(g)) and storage and distribution use (Class B8) | Guernsey Farm, Yapton Road, Middleton-on-Sea, Bognor Regis PO22 6DY Planning Portal Ref: PP-10029037

This Covering Letter accompanies an Application for the above described development which has been submitted today to Arun District Council via the Planning Portal.

The application has been submitted with the following documents:

- Application Form, prepared by Strutt and Parker;
- Validation Checklist, prepared by Strutt and Parker;
- Biodiversity Checklist, prepared by Strutt and Parker;
- Planning Statement (July 2021), prepared by Strutt and Parker;
- Design and Access Statement (July 2021), prepared by Strutt and Parker;
- Historic Environment Record (HER) (2020/210), prepared by WSCC;
- Preliminary Ecological Appraisal (LLD2261 01), prepared by Lizard Landscape Design and Ecology;
- Transport Statement (20/5650/TS01), prepared by RGP- Transport Planning and Infrastructure Design Consultants;
- Structural Survey (PJW/31713), prepared by Archibald Shaw Consulting Civil and Structural Engineers; and
- Drawings of the proposed development, prepared by Summerill Architects.

The application fee of £462 will be paid separately via the Planning Portal payment system.

Please note that this application proposes a mix of Class E(g) and B8. It is not known what proportion of floorspace would be taken by each class. The application form does not allow for this possibility. We have therefore averaged the total floorspace between both uses for the purposes of submission. Please refer to the Planning Statement and the DAS for further information on the proposed mix of uses.

Please do not hesitate to contact me should you have any questions.

Yours sincerely,

A black rectangular box redacting the signature of Paul Carnell.

Paul Carnell BA (Hons) MA MRTPI
Associate Director

