

Advoco Planning Limited
14 Sun Hill Crescent
Alresford
SO24 9NJ

Please ask for: Jonny Cooper
Email: jonny.cooper@arun.gov.uk
Telephone: 01903 737532
Our Ref: P/40/25/PL
Your Ref:
Date: 2nd April 2025

Dear Mr Goodall,

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

Application for Planning Permission

Development: Erection of warehouse extension and remodelling of existing reservoir. This application is in CIL zone 5 (zero rated).
Location: Sefter Farm Pagham Road Pagham PO21 3PX

Thank you for your recent application which I received on 31st March 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 :-

Biodiversity Net Gain Metric Tool

Please provide PDF copies of both the BNG metric and Conditions assessment.

Biodiversity Net Gain Information

Please submit a draft habitat management and monitoring plan following your BNG proposal.

Please amend your block plan to include distances from the proposed warehouse extension to the site boundaries.

Flood Risk Assessment

This application requires a Flood Risk Assessment as it is over 1 hectare. I note you address flood risk in your planning, design and access statement; please confirm if you would like this to act as your FRA.

Surface Water Drainage Information

Surface water drainage information must be submitted as separate documents, as requested by the councils engineers. Please refer to the planning validation requirements for more information. Should you believe you have provided all the necessary information, you can provide a document detailing where it can be found within the existing statement.

Foul Drainage Statement

A statement explaining how foul water is to be drained from the site . Details of the level of information that must be included in the statement can be found in the Planning Validation Requirements List.

Waste Infrastructure Statement

This application falls within a waste consultation area and an assessment of the impact of the development on the waste infrastructure will need to be provided. Further information can be found in the Validation Requirements List.

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 **16th 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

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>