

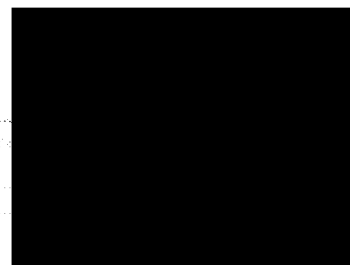
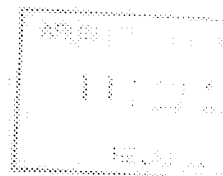
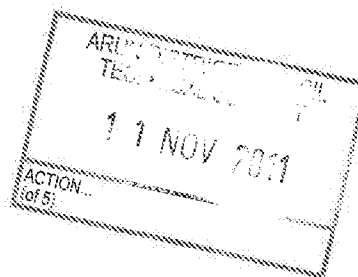
P/90/11 -



10 November 2011

Our Ref: 3150/TF/NG

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



Dear Sir/Madam,

P/90/11/

**RE: FIRST FLOOR BALCONY TO OWNERS LEISURE & RELAXATION
FACILITY & ENLARGEMENT OF GARDEN AMENITY SPACE
CHURCH FARM HOLIDAY VILLAGE,
PAGHAM, CHICHESTER, WEST SUSSEX. PO21 4NR
PLANNING PORTAL REF PP/01702697**

On behalf of our client Bourne Leisure Ltd. operator of Church Farm Holiday Village, we have submitted through the Planning Portal a submission of planning application ref P/01702697 for full planning permission for the proposed construction of a first floor balcony to the owners leisure and relaxation facility and enlargement of garden amenity space.

Following discussion with your planning department and Richard Massey of English Heritage, the following documents have been submitted via the planning portal in support of the application:

- The completed application form
- The application fee
- Completed validation checklist
- Design and Access Statement
- Heritage Statement
- Existing site photos labelled 1 - 4 of completed Owners Leisure & Relaxation Facility
- Drawing No. 3150-500 Site Location Plan at Scale 1:1250
- Drawing No. 3150-510 Existing Block Plan at Scale of 1:500
- Drawing No. 3150-511 Existing Floor Plan at Scale of 1:100
- Drawing No. 3150-512 Existing Elevations at Scale of 1:100
- Drawing No. 3150-521 Proposed Ground Floor Plan at scale 1:100
- Drawing No. 3150-522 Proposed First Floor Plan at Scale of 1:100
- Drawing No. 3150-523 Proposed Elevations at Scale of 1:100

A LIST OF MEMBERS MAY BE INSPECTED AT:
REGISTERED OFFICE: 28 WILTON ROAD
BEXHILL, CHICHESTER EAST SUSSEX PO18 1BZ
LLP REGISTERED NO. 00150520
VAT NO. 418 1542 62

VALIDATION REQUIREMENTS

Having regard to the validation requirements and planning application checklist as set out on the Council's website, we set out below the additional details required or, where appropriate, an explanation as to why that particular information is not deemed necessary for this proposal. This information is to be read in conjunction with the completed validation checklist.

National Information Requirements

Existing and proposed floor plans and elevations

The proposal involves the erection of a balcony to the recently built owners leisure & relaxation facility (Ref: P/124/10/). We have provided existing and proposed floor plans and elevations at the required scales.

Roof Plans

We have not provided a roof plan, as it is not relevant to this application.

Environmental Impact Assessment

The proposed development does not fall within the definition of development requiring submission of an Environmental Impact Assessment, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations (SI 1992/293).

Local Information Requirements

Biodiversity Survey and Report

The proposed development will not have any adverse impact on wildlife and biodiversity. The application site does not contain any statutorily designated features of nature conservation, biodiversity or geological interest. No trees are to be removed as a result of the proposed development.

Flood Risk Assessment

According to the Environment Agency's Flood Map there is risk of flooding within part the holiday park. This application though is an amendment to the original owners leisure & relaxation facility (Ref: P/124/10/) so the Flooding and Drainage Assessment document prepared by CoDa Structures is still valid.

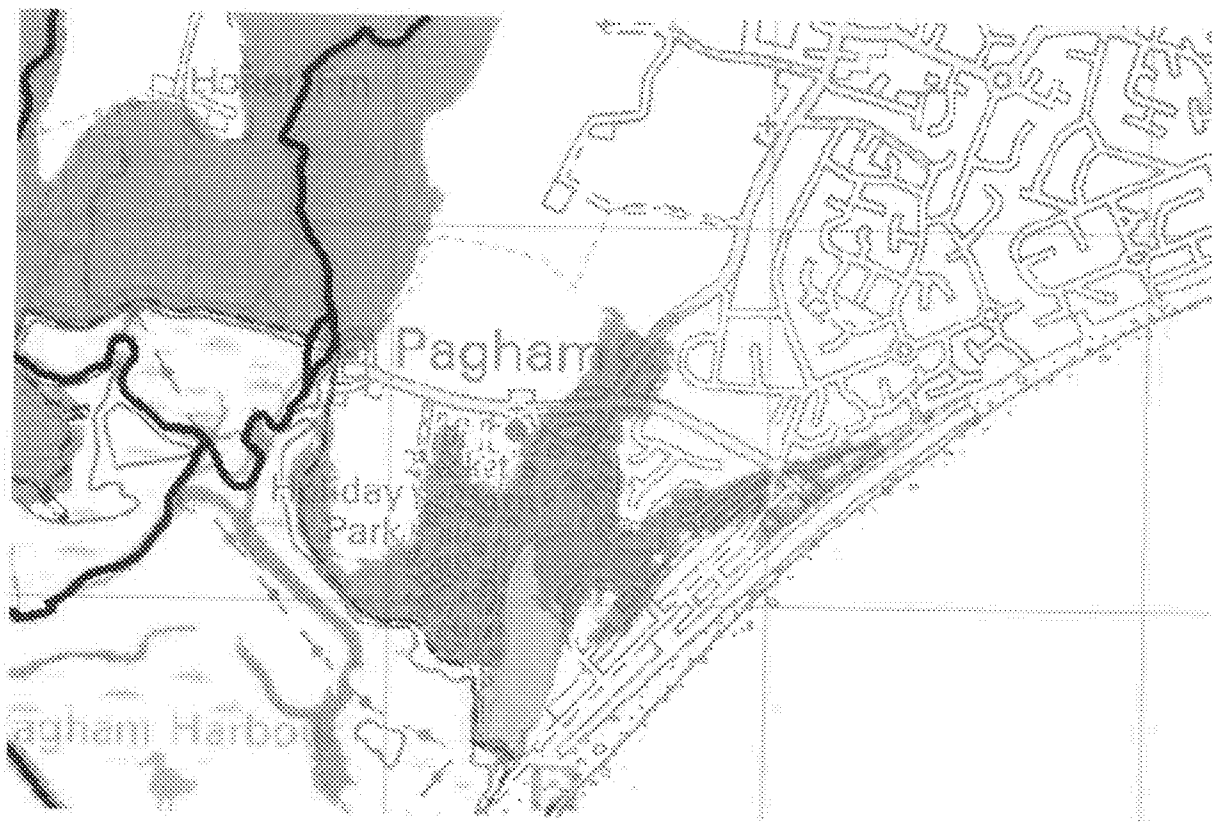


Fig.1 Flood Risk Map from Environment Agency website

Foul Sewage and Utilities

The application site has localised connections to existing services on the site including electricity and water supply. The site is served by existing main drainage for foul and surface water disposal. The proposals will not impact upon any of the existing services.

Heritage Statement

Within our clients site ownership is Becket's Barn, which is Scheduled Ancient Monument 219. The proposed balcony is set within the curtilage of this monument. An addendum to the originally submitted heritage statement prepared by DGC (Historic Buildings) Consultants Ltd for the owners leisure & relaxation facility (Ref: P/124/10/) is therefore required and enclosed.

Archaeological Report

This application though is an amendment to the original owners leisure & relaxation facility submission (Ref: P124/10/), so the Archaeology South East commissioned evaluation and dig report within the site is still valid.

Structural Engineer's Foundation Design Statement

The Archaeological Report from the original owners leisure & relaxation facility (Ref: P/124/10/) highlighted that to avoid disturbing potential historical artefacts at lower levels, foundation depths should be no deeper than 1.45metre AOD, this is still valid for this application.

Land Contamination Assessment

There is no known or suspected contamination of the land subject of this application. The site currently accommodates holiday chalets. A Land Contamination Assessment is therefore not required.

Lighting Statement

The holiday park currently benefits from both 5.00m high street lighting and low-level bollard lighting. It is proposed that this lighting design is retained within the development proposals. It is a requirement of the holiday park Site Licence that adequate external lighting is provided between dusk and dawn.

Noise Impact Statement

The proposal is not for a noise sensitive development, nor will it generate levels of noise likely to cause disturbance. A noise impact assessment is therefore not required.

Open Spaces Assessment

The proposed development will not result in any loss of any open space used for sport or recreational purposes. The site contributes to the visual amenity of the holiday park.

The level of open space/recreational areas to be provided within holiday park developments is governed by the Model Standards 1989 for Caravan Sites which requires an area of approximately one-tenth of the whole site area to be set aside for recreational use unless there are adequate public recreational facilities in close proximity to the site. The Site Licence enforces these Model Conditions. Both the existing park layout and the proposed scheme will comply with these requirements, in that the required amount of recreational space is provided on the site.

Parking Provision

The proposed scheme has no bearing upon the existing car parking provision currently available upon the holiday park. No new car parking is provided within the scheme proposals, as none are required.

Transport Assessment and Travel Plan

The proposed development does not have any transport implications. The proposed development will maintain existing levels of vehicular movements to and from the site. A Transport Assessment and Travel Plan are not required for a development of this scale. Accessibility to public transport is addressed in the Design and Access Statement.

Tree Survey

No trees are to be removed as a result of the proposed development. A Tree Survey is therefore not required.

Landscape details

The application site benefits from a generally open feel but is bounded within the wider landscape by a mature tree screen to the west. There is no proposal to

provide any further tree screening as this is considered unnecessary. It is not considered necessary to provide a detailed landscaping scheme at this stage.

Site Waste Management Plan

The scheme does not involve the movement of large quantities of spoil or any major operational development. The carrying out of the development will therefore not lead to the generation of levels of waste that would require specific measures for disposal and management. A site waste management plan has not been enclosed as this application is an amendment to the original owners leisure & relaxation facility submission (Ref: P124/10/), so the originally submitted site waste management is still valid.

Optional information requirements

Photographs

Photographs of the site are included in the Design & Access Statement.

Planning Obligations

We are not aware of any legal planning obligations that would be relevant in this case. We understand that the use of the owner's leisure and relaxation facility will be secured by appropriate planning conditions, in accordance with the advice contained in the Good Practice Guide on Planning for Tourism.

Economic Statement

The economic benefits of this proposal represent continued investment in the holiday park and also confirm Bourne Leisure Limited's aspirations to provide improved guest facilities and to generally enhance the holiday park. This will enable the holiday park to maintain visitor numbers to the site and therefore maintain visitor spend within the local economy. An Economic Statement has not been included as part of this submission as this application is an amendment to the original owners leisure & relaxation facility submission (Ref: P124/10/), an Economic Statement was included in the Planning Statement originally submitted for the owners leisure & relaxation facility and is still valid.

Statement of Community Involvement

As the proposal does not involve any increase in numbers within the existing site boundary, and there are no neighbouring properties in the vicinity of the application site, no consultation with the local community has been undertaken prior to submission of this application.

We trust you find the submitted documents correct and of sufficient information and detail to validate this application. However, if you require anything further please do not hesitate to contact this office.

Yours faithfully


Trevor Foster

For and on behalf of A & M Architectural Partnership LLP
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