Arun District Council
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Lewis & Co Planning SE Ltd
2 Port Hall Road
Brighton
BN1 5PD

Please ask for: Nicola Moore
Email: nicola.moore@arun.gov.uk
Telephone: Ext 37944

Our Ref: R/291/21/PL
Your Ref:
Date: 14th December 2021

Dear Mr Pearson,

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

Application for Planning Permission

Development:	Demolition of former hotel and restaurant and erection of a part two-storey, part three-storey building containing ten apartments (Use Class C3). This application is in CIL Zone 4 (zero rated) as apartments.
Location:	Rustington Manor Hotel And Restaurant 12 Broadmark Lane Rustington BN16 2HH

Thank you for your recent application which I received on 8th December 2021. It is being validated by Nicola Moore 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 :-

West Sussex County Council require that a visibility splay is provided. A splay is formed for a 30 mph speed limit road by measuring from a point 2.4m back form the kerb edge in the centre of the proposed access. A line should then be drawn from either side of this point for 43 m in each direction to the nearside edge of the carriage way. The splays must intersect land only within the control of the applicant, or within the publicly maintained highway.

The distance will increase with the speed limit of the road. If the road is 40 mph speed limit then the distance should be 120 m either side. For speeds above this please contact West Sussex County Council Highways for advice on what would be acceptable.

Location Plan

Please amend the Location Plan to include a red edge and resubmit at a scale of 1:1250 or 1:2500 for rural areas. Further details of what must be included on the plan can be found in the Validation Requirements List.

Block Plan

Please amend the Block Plan to include distances to boundaries and re submit at a scale of 1:500. Further details of what must be included on the plan can be found in the Validation Requirements List.

Landscaping Strategy

This application is of a scale that triggers the need for the submission of a Landscaping Strategy . Please refer to the Validation Requirements List for further information on what is required .

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.

Please provide the above by **28th December 2021** or your application will be closed as incomplete and you will have to resubmit if you wish to proceed. If you have difficulty meeting this deadline please contact the above officer to discuss the matter.

If you made a paper application and did not provide an email address, please could you do so to enable us to contact you swiftly with any queries or issues.

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