

Mr Bryan Roberts
Walberton House
The Street
Walberton
BN18 0PJ

Dear Mr Roberts,

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

Application for Planning Permission for Works or Extension to a Dwelling

Development: Installation of detached car port. (This application may affect the character and appearance of the Walberton Village Conservation Area).
Location: Walberton House The Street Walberton BN18 0PJ

Thank you for your recent application which I received on 21st August 2025. It is being validated by Ms Iqraa Malik 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 :-

Form

Please confirm in writing your acceptance of the amended description.

Installation of detached car port.

Location Plan Insufficient

Please submit an electronic up to date location plan in pdf format at a scale of 1:1250. The current location plan does not measure to scale, please review and resubmit. Further details of what must be included on the plan can be found in the Validation Requirements List.

Block Plan

Please submit an electronic block plan with dimensions from the proposed car port to all site boundaries in pdf format at a scale of 1:500. Further details of what must be included on the plan can be found in the Validation Requirements List.

Elevations

Please submit electronic plans in pdf format clearly labelled proposed elevations at a scale of 1:50 or 1:100. Further details can be found in the Validation Requirements List.

Floor Plans

Please submit electronic plans in pdf format clearly labelled proposed floor plans at a scale of 1:50 or 1:100. Further details can be found in the Validation Requirements List.

Biodiversity Enhancement Statement

Please submit a Biodiversity Enhancement Statement. This is a local validation requirement completely separate to the Biodiversity Net Gain requirements and as a minimum, it should state how the application seeks to protect and improve the existing on-site natural environment. Please refer to the validation requirements list for further information.

Lidsey Drainage Impact Assessment

This application is for development with the Lidsey Wastewater Treatment Works Catchment Area and a statement explaining how foul and surface water is to be drained from the site is required. The statement must include what measures will be implemented by the applicant to reduce the impact of foul and surface water drainage in the catchment area. Further details of what must be included can be found in the Validation Requirements Lists.

Heritage Statement

Please submit a Heritage Statement as this site falls under a conservation area. Please refer to the validation requirements list for further information on what information should be included.

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 **5th September 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>