



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

Planning Portal Reference: **PP-15113015**

11<sup>th</sup> August 2026

Dear Sir/Madam,

|                  |                                                                                                                                                                                                                                                                                                                                                                 |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b> | Mr J Gabb, Cordial Investments                                                                                                                                                                                                                                                                                                                                  |
| <b>Site</b>      | North Choller Farm, Barnham Lane, Walberton, BN18 0AX                                                                                                                                                                                                                                                                                                           |
| <b>Proposal</b>  | Demolition of existing modern agricultural buildings and water tank. Conversion, extension and alteration of traditional vernacular agricultural buildings and construction of three new dwellings and associated outbuildings to form a total of six dwellings. Repair and re-pointing of existing flint walls, landscaping, SuDs ponds and parking provision. |

Please find enclosed an application which seeks full planning permission for the demolition of existing modern agricultural buildings and water tank. Conversion, extension and alteration of traditional vernacular agricultural buildings and construction of three new dwellings and associated outbuildings to form a total of six dwellings. Repair and re-pointing of existing flint walls, landscaping, SuDs ponds and parking provision.

The planning application is supported by the list of drawings and documents listed on the following page.



| Document Title                                                      | Document Reference      | Consultant Provided |
|---------------------------------------------------------------------|-------------------------|---------------------|
| Location Plan                                                       | 2506CH_000 Rev 000      | Manorwood           |
| Existing Block Plan                                                 | 2506CH_002 Rev 000      | Manorwood           |
| Proposed Block Plan                                                 | 2506CH_001 Rev 000      | Manorwood           |
| Existing Demolished Buildings                                       | 2506CH_100 Rev 000      | Manorwood           |
| Plot 1<br>Existing & Proposed<br>Ground Floor Plans                 | 2506CH_101 Rev 000      | Manorwood           |
| Plot 1<br>Proposed First Floor                                      | 2506CH_102 Rev 000      | Manorwood           |
| Plot 1<br>Existing & Proposed<br>Elevations                         | 2506CH_103 Rev 000      | Manorwood           |
| Plot 2<br>Existing & Proposed<br>Ground Floor Plans &<br>Elevations | 2506CH_104 Rev 000      | Manorwood           |
| Plot 3<br>Existing & Proposed<br>Ground Floor Plans &<br>Elevations | 2506CH_105 Rev 000      | Manorwood           |
| Plot 4<br>Proposed Ground & First<br>Floor Plans & Elevations       | 2506CH_106 Rev 000      | Manorwood           |
| Plots 5 & 6<br>Proposed Ground & First<br>Floor Plans & Elevations  | 2506CH_107 Rev 000      | Manorwood           |
| Existing & Proposed Height<br>Comparison Elevations                 | 2506CH_108 Rev 000      | Manorwood           |
| Bike & Bin Store Details                                            | 2506CH_109 Rev 000      | Manorwood           |
| Planning, Design & Access<br>Statement                              | July 2026               | Manorwood           |
| Heritage Statement                                                  | July 2026               | Manorwood           |
| Structural Report                                                   | 2026/3218/TA/TT/Choller | Toynbee Associates  |
| Biodiversity Net Gain<br>Report                                     | July 2026               | Ecology Partnership |
| Preliminary Ecological<br>Appraisal                                 | July 2026               | Ecology Partnership |
| Bat Emergence Survey<br>Report                                      | July 2026               | Ecology Partnership |

|                                                                |                       |                                         |
|----------------------------------------------------------------|-----------------------|-----------------------------------------|
| Reptile Presence/Likely Absence Survey Report Window Type 3    | July 2026             | Ecology Partnership                     |
| Phase 2 Contamination Report                                   | July 2026 – Version 1 | Jeremy Head<br>Environmental Consulting |
| Flood Risk Assessment & Surface Water & Foul Drainage Strategy | AEG9506_BN18_Arun_01  | Aegaea                                  |
| Construction Environmental Management Plan (CEMP)              | August 2026           | Cordial Investments                     |
| CIL Form                                                       | N/A                   | Manorwood                               |

I hope that this submission is in order, and I will look forward to receiving confirmation that the applications are valid.

However, should you require any further information, then please do contact me on the number below.

Kind regards,

**Rebecca Tier MRTPI**

Principal Planner – Manorwood

