

Charlotte Burrows

From: Charlotte Burrows
Sent: 03 May 2018 10:26
To: [REDACTED]
Cc: Nicola Spencer; Anita Gardner
Subject: AB/36/18/PL - Blastreat Limited & adjoining Greenhurst, Fitzalan Road, Arundel
Attachments: Biodiversity-Checklist-for-ADC100315.pdf; Local Validation Requirements.pdf

Dear Mr Thomas,

Following my email yesterday concerning the above planning application I can advise that it has been brought to our attention that there is some information absent from the application which should have been provided to comply with our validation requirements and which is required for the case officer to determine the application.

I have looked in conjunction with my team leader and the Planning Officer and we have identified that the following additional information is required in order for the application to be determined;

- An amended Block plan with the distances (in metres) from the proposal to all of the site boundaries.
- Also on the Block plan, the position of all of the existing trees on the site, and those on adjacent land that could influence or be affected by the development.
- Completed Biodiversity checklist (attached)
- Access statement. You have provided a design statement but you do not appear to have covered the access element
- Land Contamination Assessment.
- Economic Development statement- this needs to be some wording which explains the marketing of the site and the economic impact of the change of use or loss in terms of jobs
- Bin storage statement –You have clearly indicated the location of the bins but we require confirmation that there is sufficient space for the bin and recycling requirements for this size of development. This can be annotated on the plan or be a separate document.
- Historic Environment Record search
- Planning Summary. You have indicated that the planning statement meets this requirement but it does not meet the requirements as specified in the validation check list. It needs to be a 20 page maximum summary of the application which would provide the public with an explanation of the application without them needing to read through every document to get a clear understanding of the proposal

Although the application has already been accepted as valid, it is felt that this information is required to enable the public, consultees and the planning officer to consider the proposal in full and as such we will not advertise the application or carry out consultations until it has been provided.

Therefore, I would be grateful if the outstanding information identified above could be provided as soon as possible so that the application can be progressed to determination. I apologise for any inconvenience that this may cause but I am sure you can appreciate the Local Planning Authority must ensure that all necessary information is present and clear to all members of the public.

I have attached a copy of our Local validation Requirements for assistance however if you would like to discuss any of these points then please do not hesitate to contact me.

Yours Sincerely,
Charlotte Burrows

[REDACTED]

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