

Nicola Spencer

From: Nicola Spencer
Sent: 15 May 2018 11:54
To: [REDACTED]
Cc: Juan Baeza; Neil Crowther; Karl Roberts
Subject: RE: AHA! 14 fitzalan Rd arundel: non valid application

Dear Mr Burrows

Thank you for your emails.

The application has been validated but we have not advertised the application or carried out any consultations yet as we have realised that there was information that should have been provided before it was validated. We have contacted the agent and explained this to them and they will be providing the missing information. Once it has been received the application will be advertised and the site notice displayed

The local validation criteria has to be applied proportionately and we have asked for the information that is required to enable us to determine the application. We have not asked for all the information that you have identified.

I trust this has clarified matters
Yours sincerely

Nicola Spencer

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Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Adrian Burrows [REDACTED]
Sent: 15 May 2018 09:26
To: Nicola Spencer; Juan Baeza; Karl Roberts; Neil Crowther
Cc: Town Clerk; Richard Hart; Peter Dean; John Munro; Jean Fraser; Victoria Holland; Nigel Cull; Gill Farquharson; Gil Janson; michael; Lee Marks
Subject: AHA! 14 fitzalan Rd arundel: non valid application

Dear Juan & Nicola,

I would be most grateful for a full and fairly urgent response to both the below emails dated 26th April 2018.

As previously stated, the aha campaign group is gravely concerned that the previous planning application by Renaissance was validated in circumstances when we firmly believe, and were expressly advised by our planning consultants, that the application breached the National (and Local) Validation Requirements.

We sincerely do not wish to find ourselves in a dispute with Arun in the event the latest application is incorrectly validated because you will appreciate that once an application has been validated, it will be very hard to unwind the clock and determine it is invalid (without inadvertently exposing ADC) . Consequently,

an incorrectly validated application might regrettably result in some form of judicial review which all parties would wish to avoid.

I believe it vital that precisely the correct validation process is adopted at this early stage . **Please will you now confirm that the developers will be asked to comply with each and every requirements including but not limited to the ones I have listed in my email dated 26th April 2018 (below).**

thank you very much in advance,

Adrian Burrows.

CC to the neighbourhood coordinators and consultants who are spear heading the aha! campaign throughout Arundel and the South.

Begin forwarded message:

From: Adrian Burrows <[REDACTED]>

Subject: AHA! 14 fitzalan Rd arundel

Date: 26 April 2018 at 10:25:17 BST

To: nicola.spencer@arun.gov.uk

Cc: Juan Baeza <juan.baeza@arun.gov.uk>, clerk Town

[REDACTED]

Dear Nicola,

I represent the AHA! campaign group which has over 2000 members and supports appropriate development in Arundel but does not support the current plans.

I understand from David Eatson that you are likely to be dealing with the Validation of the above site.

I sent david the below email today.

I understand david is no longer dealing with this area and so I cc juan (who i understand may be in charge of this case) .

please could you confirm that you will be systematically applying each of the validation requirements in respect of this site because without each requirement being adhered to, statutory representative and members of the public cannot really truly and fully understand and assess the site and cannot therefore formulate proper objections/ reps. consequently the whole planning procees is prejudiced.

we make this point at this early stage because the previous application was, in my view, incorrectly validated (there were no plans and elevations for the existing buildings!)

many thanks in advance,

Adrian

Adrian Burrows
[REDACTED]

Dear David,

I hope this email finds you well.

I have been informed by Renaissance homes that they have submitted a new planning application for 14 Fitzalan rd which you might recall was withdrawn in jan 2018 under ref AB/77/17/PL.

The developer have shown me the plans.

Prior to starting a new major campaign objecting to the development in the strongest possible terms, which we will, I thought I would object to the applications being validated in the form in which I have seen it.

If I understand correctly, The National Validation Requirements state, inter alia, that an application must show :

1. the position of boundaries accurately shown ; (not shown)
2. distances to boundaries annotated with measurements; (not shown)
3. Distances to adjoining property annotated with measurements; (not shown)
4. relevant windows in adjoining property show and measured; (missing south /east facing windows in Riverside House 2 fitzalan rd)
5. other important and relevant features such as but not limited to :
 - a) trees; (2 under TPO's have the development within their RPA are not shown)
 - b) accesses/dropped curbs; (one dropped curb at riverside house not shown)
 - c) topography.(the plans incorrectly show a steep incline between riverside house and martlets court which does not exist and consequently all of the elevation plans and measurements must be queried and accurately re surveyed)
6. plans showing the EXISTING and PROPOSED structures . (there are no plans of the Heritage Asset at 14 Fitzalan RD nor the house that is being demolished which is utterly extraordinary)
7. land contamination statement; (is required due to the previous use of the site)
- 8 economic development statement : (is required due to loss of employment generating structures)
- 9 . landscaping strategy statement; (is required)
10. Lighting assessment; (is required due to lights over 2m from ground level)
- 11 noise extraction assessment; (should be required do to the vast bins store, mass of boiler flues and heating systems for the communal areas in close proximity to neighbours)
12. bin storage statment ; (to include recycling bins)
13. planning application summary; (if the application is over 100 pages)
14. transport assessment (due to over 100, 2 way vehicle movements per day- which seems probable);
- 15 Historic Environment Record search (for developments over 10 units) ;

please would you be kind enough to let me know that the application will not be validated until the application complies fully with the National Validation Requirements and Local Validation Requirements in every respect.

These were, in our planning consultants opinion , breached during the validation process of AB/17/77/PL and it would have been and will be our intention to “Call-in” any application that breaches the requirements which would , of course, be an enormous waste of public money and time and unhelpful for all parties. For example, having spent the last 20 years submitting planning applications within Arun I remain completely perplexed and deeply concerned that the previous application failed to show existing elevations and floor plans of a Local Heritage Asset the application intended to demolish.

thanks you for your time at this early stage.

kind regards,

Adrain

Adrian Burrows



Adrian Burrows

