

Charlotte Burrows

From: Peter Tanner [REDACTED]
Sent: 07 June 2018 10:44
To: Charlotte Burrows; Anita Gardner
Cc: Simon McFarlane; Ziyad Thomas; Matt Turpin
Subject: RE: AB/36/18/PL - Blastreat Limited & adjoining Greenhurst, Fitzalan Road, Arundel
Attachments: BIN STORAGE AND REFUSE COLLECTION STATEMENT.pdf; 59B-Proposed Elevations.pdf

Follow Up Flag: Follow up
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(1 of 2)

Charlotte

Following on from Ziyad's email of 29 May 2018, you requested further details relating to the submitted Design and Access Statement and the Bin Storage and Refuse Collection Statement.

I now attach those complete document documents.

I understand that due to the size of the Design and Access file you were only able to open two pages of the original 23 page submitted document. I have now reduced the size of that file, as attached. Please let me know if you have any problems opening the file.

I have also inserted the number of refuse / recycling bins in paragraph 1.1.3 of the Bin Storage and Refuse Collection Statement.

I also attach a revision 'B' to submitted site section drawing No.1850-59. This now shows the 25 degree line for daylight purposes drawn from the centre of the windows in the neighbouring properties at 2 Fitzalan Road and Otters Quay. However, please note that this is only a one dimensional representation and that daylight calculations are measured over a broader range. In this respect please refer to the findings contained in the submitted BRE Report dated 21 February that accompanied the planning application.

I understand that the additional detail attach to this email now enables you to carry out further publicity of the application and to proceed with formal consultation.

Kind Regards

Peter Tanner
Planning Director



Unit 12, Headlands Business Park | RINGWOOD | Hampshire | BH24 3PB

t: [REDACTED]
direct: [REDACTED]
m: [REDACTED]

W:
e:

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From: Ziyad Thomas [mailto: [REDACTED]]
Sent: 29 May 2018 15:55
To: charlotte.burrows@arun.gov.uk; Anita Gardner
Cc: Peter Tanner; Simon McFarlane
Subject: AB/36/18/PL - Blastreat Limited & adjoining Greenhurst, Fitzalan Road, Arundel

Charlotte,

With regard to the additional validation information the LPA require, I attach the following:-

- Block Plan with distances to boundaries shown and trees shown;
- Ground Floor Plan with cycles and buggies shown
- Historic Evidence Record and HER Map
- Biodiversity Checklist
- Bin Storage and Refuse Collection Statement
- Planning Summary
- Economic Statement
- Revised Planning Application Checklist

With regard to the request by Arun DC for submission of a Contamination Report, this is contained in the submitted report titled "PHASE I AND II GEO-ENVIRONMENTAL ASSESSMENT".

Matters of site access are addressed on page 17 of the Design and Access Statement and in the accompanying Transport Statement (Chapter 4).

Kind Regards

Ziyad Thomas

Senior Planner



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From: Charlotte Burrows [mailto:Charlotte.Burrows@arun.gov.uk]
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

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

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