

Charlotte Burrows

From: Ziyad Thomas [REDACTED]
Sent: 11 June 2018 11:36
To: Charlotte Burrows
Cc: Peter Tanner
Subject: RE: AB/36/18/PL - Blastreat Limited & adjoining Greenhurst, Fitzalan Road, Arundel

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Charlotte,

Thank you for your email, The Extended Phase 1 Habitat Survey proposes mitigation measures in relation to Breeding Birds. These are as follows:

Vegetation clearance and demolition of the buildings must take place outside the bird nesting season, or an ecologist must check the site for nesting birds immediately before work commences. The bird nesting season can be taken as March – end August inclusive for this site.

The new building should incorporate a swift terrace and 3 x House Martin cups. The Swift terrace must be fitted on the N facing elevation and include at least 2 nest boxes close together. The House Martin boxes must be fitted under the eaves, preferably on an E or W facing elevation. All three should be fitted close together

We can confirm that we will look to comply with the aforementioned measures and if the LPA consider it necessary it can be added as a condition of planning approval.

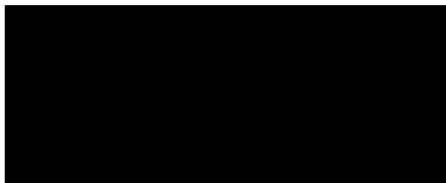
Kind Regards

Ziyad Thomas
Senior Planner



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

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

Sent: 11 June 2018 11:12

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: AB/36/18/PL - Blastreat Limited & adjoining Greenhurst, Fitzalan Road, Arundel

Importance: High

Dear Mr Thomas / Mr Tanner,

Thank you for the additional information you emailed in to us on Thursday.

This has all been added to your application, the only item that appears to be outstanding is regarding the email below and the mitigation measures relating to the Biodiversity Checklist.

If you could send this confirmation through by the end of tomorrow (Tuesday) I will be able to advertise the application in next Wednesdays Weekly Plans List.

Many Thanks

Charlotte

From: Charlotte Burrows
Sent: 05 June 2018 15:33
To: [REDACTED]
Subject: RE: AB/36/18/PL - Blastreat Limited & adjoining Greenhurst, Fitzalan Road, Arundel
Importance: High

Dear Mr Thomas,

Following on from my email earlier this afternoon, I should have mentioned you have also answered Yes to one of the questions of the Biodiversity Checklist. Therefore you are required to confirm mitigation measures will be carried out in relation the Breeding Birds. Although you have included an Ecology report and it refers to Mitigation Measures, the provision has not been confirmed within the application.

Kind regards

Charlotte

From: Charlotte Burrows
Sent: 05 June 2018 14:19
To: 'Ziyad Thomas'
Subject: RE: AB/36/18/PL - Blastreat Limited & adjoining Greenhurst, Fitzalan Road, Arundel
Importance: High

Dear Mr Thomas,

Thank you for the additional information, these has been added to your file.

You refer to a Design and Access Statement within your email below however, we appear to have only received a 2 page Design statement. Could you please therefore email me the Design and Access statement.

Also, the figures from the Bin and Storage report appear to have been omitted, please amend this and send a completed report.

Many Thanks,

Charlotte

From: Ziyad Thomas [mailto:[REDACTED]]
Sent: 29 May 2018 15:55
To: Charlotte Burrows; 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

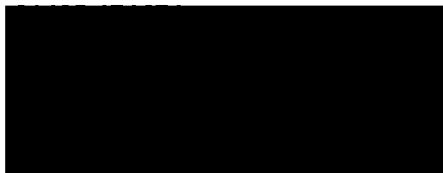
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From: Charlotte Burrows [mailto:Charlotte.Burrows@arun.gov.uk]

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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