

Daun

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Save the environment - think before you print.

From: John Carver <[REDACTED]>
Sent: 14 August 2019
To: Daun Johnson <Daun.Johnson@arun.gov.uk>
Subject: RE: BN/57/19/RES Land to the east of Fontwell Avenue

Hi Daun

Further to my last e-mail, the following is relevant to the additional information requirements

Item 1 these details are on the drawings

Item 2 is this relevant to the commercial development as its remote from the housing and well back Fontwell Avenue and Arundel Road and will be covered in the landscaping plan.

Kind regards

Jon

From: Daun Johnson [<mailto:Daun.Johnson@arun.gov.uk>]
Sent: 14 August 2019 11:02
To: John Carver <[REDACTED]>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: BN/57/19/RES Land to the east of Fontwell Avenue

Good morning John,

I validated the application yesterday and forwarded it to Mr Cole, the case officer. He has come back to me, as in his view, there is not sufficient information for this to be a valid application.

I have to unfortunately put the above application back 'on hold' for the following information.

New Application Form

1. The application form (section 4) indicates approval is being sought for access, appearance, landscaping and layout. Access is not one of the reserved matters. It was approved at the outline stage. Please clarify (and show on a revised application form) which of the reserved matters (appearance, landscaping, layout and scale) is the subject of this application. If scale remains omitted, you will need to make a further application for this at a later date.
2. The description of the approved development on the Secretary of State's decision letter was not "Housing and Work Unit". This needs to be corrected.
3. The date of the Secretary of State's decision was 13 July 2017 not "13/07/19". This needs to be corrected.
4. The application form (section 5) is incomplete. The list of drawings approved at the outline stage is clearly stated in condition 4 of the outline planning permission. An up-to-date and complete list of drawing numbers for the current application needs to be included on the form. For example, drawing number

1723.07E is now 1723.07F and is annotated "See landscape plan for finished levels". The landscape plan appears to have been omitted from the submission.

Plans

1. I will need floor plans and elevations for Building B.

Additional Information

1. Full details of the materials, colours and finishes for the external walls and roofs of the proposed buildings.
2. Street scenes
3. The application seeks approval for 'landscaping'. However, full details of the landscaping have been omitted. Condition 8 of the outline planning permission is clear that the details must include "a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas...".
4. Landscaping includes 'hard' as well as 'soft' landscaping. The proposal will result in more than half the site being covered with buildings and hard surfacing. Consequently, the application should be accompanied by a Foul and Surface Water Drainage statement. I appreciate that there is some overlap here with condition 20 (d) of the outline planning permission, however, the drainage of the site is a prerequisite to the landscaping.
5. The application seeks approval for 'layout'. A plan has been submitted indicating an area for bin storage and collection (adjacent to building 'B') and an area for lorry parking and turning. However, there are no drawings showing a swept path for fire appliances or refuse collection vehicles to enter and turn within the site, nor are there any plans showing provision to enable safe and convenient access for pedestrians, or facilities for cyclists, motorcyclists and disabled people.

The description has been amended to read "Approval of reserved matters for 2274sqm of light industrial floorspace (Class B1 (b)/(c)) following the grant of outline planning permission WA/22/15/OUT".

I do apologise for this.

If you have any questions, please let me know.

Thanks,
Daun

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