



Constructive Renewables Ltd
Alpha Works
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Arun District Council
Arun Civic Centre
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Planning & Building Control General Enquiries
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**Our Ref: BR/318/13/
Your Ref:**

**Please ask for:
Mrs D Johnson
01903 737762**

Dear Mr Smith

16th December 2013

**Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Application for Planning Permission**

Development Placement of Biomass cabin and pellet store to rear garden including pipework.
Location Abbeyfield Society 9 Richmond Avenue Bognor Regis

Thank you for your recent application which I received on 11th December 2013. It is being validated by Mrs D Johnson who will be able to assist you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following item(s) have been received or resolved :-

Location Plan

Please submit 1 electronic or 3 paper copies of a location plan at a scale of 1:1250 or 1:2500 for rural areas. Further details of what must be included on the plan can be found in the National Validation Requirements. Please provide another named road.

Block Plan

Please submit 1 electronic or 3 paper copies of a block/site plan at a scale of 1:500 or 1:200. Further details of what must be included on the plan can be found in the National Validation Requirements. Please provide one named road and provide the measurements from the proposal to the site boundaries.

The floor plans and elevations do not scale properly.

Please provide a plan showing the proposed floor plans.

Please provide a plan showing the rear elevation.

The blue edge on the Location plan does not match the blue edge on the Block plan. Please amend accordingly.

The application states that the proposal will be in the garden of 9 Richmond Avenue while the

location plan and block plan shows the proposal in the rear garden of 15 and 17 Richmond Avenue. Please amend accordingly.

The provided plan view shows that the property to the East of the site is attached to the site while the location and block plan show that the property is semi detached. Please either amend the plan view to show that the property is semi detached or provide an up-to-date location and block plan to show the properties are attached.

Local Validation Checklist

Please provide the Local Validation Requirements Checklist in order to comply with the local validation requirements. No further validation will take place until this is received.

Biodiversity Checklist

Please provide the Biodiversity Checklist so that so that the ecological impacts of proposals can be assessed. Both the checklist and the guidance notes are available on the Council's website and further information can be found in the Local Validation Requirements. No further validation will take place until this is received.

Where the information requested above relates to a local validation requirement, you may request that the requirement is waived. The information requested should be reasonable having regard to the nature and scale of the proposed development and about a matter which it is reasonable to think would be a material consideration in determining the application. If you do not feel this is the case, you can serve a notice on the Council, specifying which particulars or evidence you do not consider meet this test of reasonableness. You must state which items you disagree with and set out the reasons why you hold the view, please quote the application reference in your letter or email. The Council will then consider your case and respond. It should be noted that there is no right to challenge the national requirements as these requirements are contained in planning legislation.

For further detailed information on both the National and Local Validation Requirements please go to our website: <http://www.arun.gov.uk/main.cfm?type=HELPWITHMAKINGAPLA>. If you are unable to access the website, please contact this office so a copy can be sent to you.

Please provide the above by **30th December 2013** or your application will be returned to you as incomplete and you will have to resubmit if you wish to proceed with the development. If you have difficulty meeting this deadline please contact the above officer to discuss the matter.

Yours sincerely

A handwritten signature in black ink, appearing to be 'KWR' with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration