

Nicola Moore

From: Harriet Swale [REDACTED]
Sent: 06 January 2022 09:03
To: Nicola Moore
Cc: Connor Hall; Serena Page
Subject: R/298/21/PL - Invalid Application
Attachments: R_298_21_PL202201041150186038.pdf

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Good morning Nicola,

Many thanks for the letter attached informing us that the planning application ref: R/298/21/PL at Land at Rustington Retail Park, New Road, Rustington, BN16 3RT is currently invalid. We appreciate you reviewing the application so promptly after the Christmas period.

We had considered both elements requested prior to submission, and we hadn't expected that they would be required because of the specifics of the application as set out below, noting in particular paragraph 44 of the NPPF which states that Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

HER Search

With regards to the Historic Environment Records search, the application Site forms part of a wider comprehensive development that was approved in August 1987 for '35,000 sq ft of ground floor non-food retail warehouse space plus 1,100 sq ft of ancillary offices on first floor with associated vehicle parking to County Planning standards site roads and alterations to existing highways'. Subsequently, an application was approved in August 2010 for 'Alterations to Rustington Retail Park to incl. the demolition of the existing Focus Unit (& associated garden centre), relocation of electricity sub-station, construction of 3 retail units (including garden centre), alterations to car park & associated landscaping alterations'.

As a brown-field site that has been developed relatively recently it is clear that the potential archaeological importance of the site has already been considered. It is clear from the planning history that officers concluded that whilst this area of Rustington proved to have evidence of prehistoric and later settlement no significant constraints that would prevent development were identified. It is not considered that the archaeological status of the Site will have changed since the approval of the previous planning application and as such a Historic Environmental Records search would not present any new information or lead officers to reach a different conclusion. As such, we do not consider that an updated HER search is required in this instance.

Noise/Extraction Statement

With regards to the Noise/Extraction Assessment, the validation checklist states that these are required for applications for planning permission for or incorporating air conditioning units or extraction units. Given the use class of the proposal we acknowledge that it is likely that extraction equipment is likely to be required to serve the unit. However, at this stage the details of the plant and equipment are unknown, and for this reason the details have been excluded from the application. We can confirm that the application submitted does not incorporate any air conditions units, extraction units or any other type of external plant equipment. It is the Applicant's intention to deal with this element of the proposal by way of condition as these details are currently unknown. The details will therefore need to form part of a subsequent application to the local planning authority.

As you can appreciate, we are keen to get the application running as soon as possible, so we hope that the clarifications above will assist in allowing the application to be validated. We look forward to hearing from you as soon.

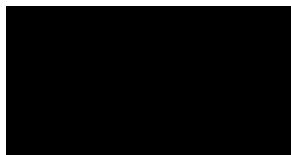
Kind regards,

Harriet

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