

DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone

Dear Mrs Hornsby,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for Planning Permission

Development: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Land Off Arundel Road Fontwell

Thank you for your recent application which I received on 20th March 2026. 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 valid application until the following item(s) have been received or resolved :-

Biodiversity Net Gain Metric Tool

A fully completed statutory biodiversity metric calculation tool must be provided in excel and pdf format. Further details and links to the metric tool can be found in the Validation Requirements List.

The following plans only show 56 dwellings, however, the application form states erection of 64 dwelling:

Accessibility plan, Block plan, Detailed Layout Plan, Storey Heights Plan, Landscape Strategy Masterplan, Materials Plan, Parking Plan, Tenure Plan, Site Layout Plan and Play Area Plan.

Please amend either the plans or your description accordingly.

Protected Species and Site Survey

A Preliminary Ecological Appraisal (PEA) or similar, should be provided to inform the sites ecological baseline. This should include a desktop search of the Sussex Biodiversity Records Centre Data. The results should be used to inform the need for additional surveys for protected species/sites. All further species specific surveys must be submitted as part of the application before the application can be validated. Further information on what is required and where to seek

guidance can be found in the Validation Requirements List.

Minerals Resource Assessment

This application falls within a Minerals Safeguarding Area and an assessment needs to be provided of the underlying mineral. If this information is not provided the Minerals Planning Authority will object to the application. Further information can be found in the Validation Requirements List.

For further detailed information on validation requirements please go to our website and refer to the requirements list for this type of application: <https://www.arun.gov.uk/making-a-planning-application>
If you are unable to access the website, please contact this office so a copy can be sent to you.

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.

If providing additional documents or information, please email it to: planning.responses@arun.gov.uk with a covering email clearly explaining what is being provided. Do not resubmit it via the planning portal as we receive all the original information plus any amended information and it is not clear what has changed. Please provide the above by **6th April 2026** or your application will be closed as incomplete and where a fee has been paid, I will retain £40.00 (or the entire fee, if less than £40.00) to cover the cost of administering the return. If you have difficulty meeting this deadline please contact the above officer to agree an extension to this time scale. Once the application has been closed, you will need to submit a fresh application if you still want to proceed.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>