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12 December 2013

Please ask for:

Nikolas Antoniou

01903 737799

Your Ref:

Our Ref: Y/99/13/

Dear Mr Collins

Re: Outline application for 10.5 hectares of residential development (comprising up to 250 dwellings(30% to be affordable) together with ancillary open space and landscaping), 14.9 hectares of public open space development to be laid out as public parkland and landscaped green corridors, vehicular access from Ford Lane(The means of access) - This is a departure from the Development Plan.

Land to the North and East of St Mary's Church Yapton

Thank you for your Notice under Section 10 A of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) received on 9 December 2013.

I have now had an opportunity to consider your request to waive the validation requirements and review in detail your planning submission. It would appear that the majority of the requirements of the Local Validation Checklist and Biodiversity Checklist have been met. While I note the submission of an ecology report relating to biodiversity issues, there are areas on the Local Validation Checklist where the Council has no confirmation as to whether they have been considered as part of the submission by the Applicant irrespective of whether you feel they are material or not. The purpose of the checklists is to ensure that Applicants have cross checked against Local Validation List and Biodiversity List whether or not something is a requirement.

On this occasion I will waive the completion of the two checklists and the application will be validated with effect from 20 November 2013(the date the fee was received). It should be noted that if in the course of the determination of the application, the case officer requires further clarification or information, they will retain the right to request whatever further information is required to determine the application and the failure to provide the requested information may result in a reason for refusal. However, now that this issue has arisen and you are aware of the reason why it is a requirement that the two lists be completed, the Council will insist upon them in all future submissions.

In response to one of the points you have made I will also be ensuring that these requirements are flagged up in all pre-application discussions/communications.

Regards

A handwritten signature in black ink, appearing to be 'N.A.' or similar, written in a cursive style.

Nikolas Antoniou
Head of Development Control