

RE: Planning Application 21/01800/FUL - more information is needed**Paul Reeves** <[REDACTED]>

Thu 29/07/2021 15:21

To: Planning Admin <planningadmin@hart.gov.uk>**Cc:** Miguel Martinez <miguel.martinez@hart.gov.uk>; Paul Newton <Paul.Newton@bartonwillmore.co.uk>; Susie Stephen <Susie.Stephen@bartonwillmore.co.uk> 11 attachments (6 MB)

11248_PL_225 Existing Elevations Plot 280 Sheet 2 of 2.pdf; 11248_PL_210 LGF and GF Existing Floor Plans Plot 260.pdf; 11248_PL_211 FF and SF Existing Floor Plans Plot 260.pdf; 11248_PL_212 LGF and GF Existing Floor Plans Plot 270.pdf; 11248_PL_213 FF and SF Existing Floor Plans Plot 270.pdf; 11248_PL_214 Existing Floor Plans Plot 280.pdf; 11248_PL_220 Existing Elevations Plot 260 Sheet 1 of 2.pdf; 11248_PL_221 Existing Elevations Plot 260 Sheet 2 of 2.pdf; 11248_PL_222 Existing Elevations Plot 270 Sheet 1 of 2.pdf; 11248_PL_223 Existing Elevations Plot 270 Sheet 2 of 2.pdf; 11248_PL_224 Existing Elevations Plot 280 Sheet 1 of 2.pdf;

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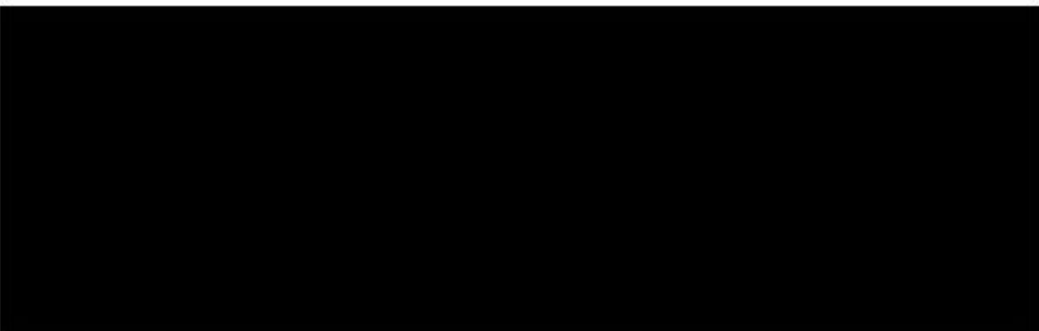
Dear Sharon

Further to your email below please find attached plans and elevations of the existing buildings. Hopefully this addresses all outstanding issues and the application can now be validated. Please let me know if you need anything else at this stage.

Kind regards

Paul Reeves

Planning Associate



7 Soho Square, London, W1D 3QB

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**From:** Planning Admin <planningadmin@hart.gov.uk>**Sent:** 23 July 2021 10:37**To:** Paul Reeves <[REDACTED]>**Cc:** Miguel Martinez <miguel.martinez@hart.gov.uk>; Paul Newton <[REDACTED]>

Susie Stephen <[REDACTED]>

Subject: Re: Planning Application 21/01800/FUL - more information is needed

Good Morning,

Many thanks for the below and the attached, please find below your final reasons for invalidity expanded upon as required:

3) Please supply existing floor plans.

4) Please supply existing elevation drawings.

You state in your email that:

The application requirements were scoped and agreed with officers as part of the pre-app process.

Unfortunately Miguel Martinez is on leave until Tuesday so I am unable to discuss with him what advice, if any, he gave you in regards to the validation requirement for floorplans and elevations, if he gave you any advice on this matter please provide me with a copy to review.

Alternatively please provide me with floorplans and elevations of the buildings proposed for demolition.

These could either be pulled from a previous submission or you could simply provide floorplans of the buildings just showing the footprints but excluding the internal layouts and elevations of the buildings just showing the size of the buildings but excluding site characteristics.

Many Thanks

Sharon Embleton

Planning Administration

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COVID - 19 pandemic

The Council will endeavour to respond to your request as soon as possible but we ask you to appreciate that our priority in terms of resources, finances or people, might be diverted away from usual compliance or information work during this extraordinary pandemic period. This understandably may result in the Council not being able to respond to you as quickly as we would like to.

From: Paul Reeves <[REDACTED]>
Sent: 22 July 2021 11:30
To: Planning Admin <planningadmin@hart.gov.uk>
Cc: Miguel Martinez <miguel.martinez@hart.gov.uk>; Paul Newton <[REDACTED]>
Susie Stephen <[REDACTED]>
Subject: Planning Application 21/01800/FUL - more information is needed

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Dear Sir/Madam

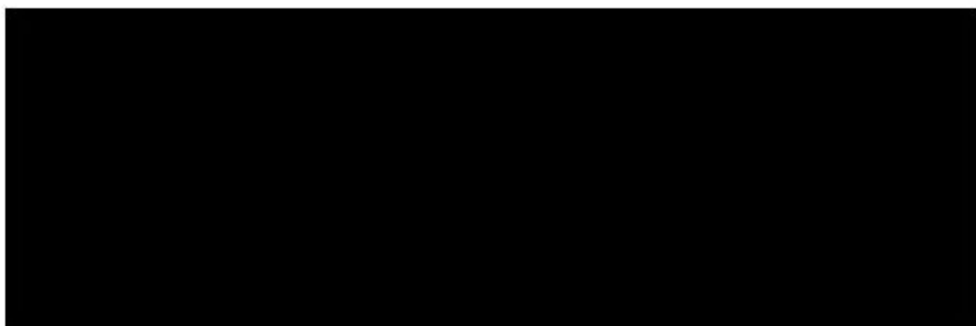
I write with regard to your letter dated 19 July 2021, declaring application reference 21/01800/FUL invalid. The application requirements were scoped and agreed with officers as part of the pre-app process, but having reviewed your letter we have set out our response to each of the points below. It may be useful to discuss these over the phone once you have reviewed them?

Comment	Response
(1) One of the Notices which you have served is out of date in that it was served more than 21 days before the date of submission of the application. Please re-serve the out of date Notice and re-date this date notice served, the Certificate of Ownership and the Declaration.	This is an error in the application form. Notice was correctly served to all parties on 25/06/21. We have attached the relevant notice as proof of this and have updated the application form to reflect this.
(2) It appears that the submitted plan is either unauthorised as it is missing a licence number, is not a true copy or is copyright protected by someone else. Please note that only authorised plans can be distributed under the Copyright Act.	This is addressed by the revised site location plan, attached.
(3) Please supply existing floor plans which indicate the layout of the building and show the existing use of each room.	The existing buildings are to be demolished in full, therefore the internal layout of the existing buildings is not relevant to this planning application.
(4) Please supply existing elevation drawings.	The existing buildings are to be demolished in full and there are no site characteristics which would require a direct comparison between
(5) Please supply a Crime Prevention and Anti Social Behaviour Statement, a Crime Prevention and Anti Social Behaviour Statement should set out details of how you have addressed the potential for crime or anti-social behaviour.	We believe this point is covered by the planning application. The potential for crime and antisocial behaviour has been considered from the outset. The Design and Access Statement includes a section on security at Section 10.
(6) Please supply an Economic Statement, an Economic Statement should describe the employment impact from the proposed development, including the loss of employment land. It should also provide the following information as appropriate: -Details of existing and proposed job numbers as full-time equivalents, -The relative existing and proposed employment floorspace totals, -Any community benefits, -The loss of any employment land, -The condition of the existing use of the site, -How long the land has been marketed for,	We believe this point is covered by the planning application as follows: - Details of existing and proposed job numbers as full-time equivalents are provided in the BWplus infographic – 129-305 jobs via the proposed commercial units and 40 jobs via the retail foodstore. - The relative existing and proposed employment floorspace levels are set out in the application form and Planning Statement. - The loss of any employment land is set out in the application form and fully justified by the arguments

<div>-The costs of retaining it in employment use, and</div> <div>-How the scheme will help promote a strong rural economy</div>	<div>set out within Market Review produced by Hollis Hockley and the Planning Statement produced by Barton Willmore. There will be an overall reduction of 5,084.50sqm of employment floorspace with 1,963sqm given over to employment generating retail use. There will be an overall loss of 3,121.50sqm of floorspace due to the change from multi-storey offices to single storey industrial units with mezzanines.</div> <div>- How long the land has been marketed for is fully detailed within Marketing Review produced by Hollis Hockley and the Planning Statement produced by Barton Willmore – More than 12 months’ of marketing has been carried out.</div> <div>- The costs of retaining it in employment use are fully detailed in the Marketing Review prepared by Hollis Hockley. £18.60 million is needed to refurbish/maintain the existing use on site with no certainty of floorspace being let.</div> <div>- How the scheme will help promote a strong rural economy is set out in the Planning Statement prepared by Barton Willmore.</div>
<div>(7) Please supply Refuse Disposal Details, Refuse Disposal Details will include the location of the refuse bins storage area.</div>	<div>This is not strictly necessary given the size of the proposed units and the fact that any refuse/recycling will be stored internally and removed via the designated HGV loading bays. However for clarity we have designated refuse/recycling zones on the attached drawings.</div>

Kind regards

Paul Reeves
Planning Associate



7 Soho Square, London, W1D 3QB



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