

28 November 2023

from **Tim Quick**  
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By email to **DC Planning**  
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Copy by email to **Tom Nemeth**

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### **Planning Application: WH/23/02326/FUL**

#### Outstanding information for Validation of the above Planning Application

I am writing in response to your letter of 13 October 2023 regarding the above Planning Application.

Your letter requested additional information in order to validate my original application which was to be supplied within 21 days. Due to the amount of information needed, I requested an extension to the 21 days (my emails of 30 October 2023 and 23 November 2023).

I am now in a position to supply all the information requested and trust that the application can now be validated and progressed.

Using the same numbering and quoting the text from your letter, the items requested are as follows:

1 Amended Site Location Plan

*Please provide an amended site location plan only edging in red application site and any other land in ownership of the applicant/owner in blue. The application red lined area should also extend to show access to/from a public highway and include an OS Licence number.*

The Site Plan, Drawing No. 01 (revision 01) has been amended and the OS Licence number is quoted in the notes to this drawing.

This revised drawing supersedes the previous version and is attached to this letter as a PDF. It has not been uploaded to the Planning Portal.

2 Acoustic Enclosure

*Please provide Proposed Acoustic Enclosure Plan and Elevations (metrically scaled 1:10 or 1:20). Please also provide product specifications of the (assumed ASHP) heat pump particularly covering noise levels. These details should negate the requirement of a Noise Assessment.*

I have added a new drawing to the original application set (Drawing 05 rev.00) which gives the product specifications for the ASHP as well as the acoustic enclosure. This drawing also provides an elevation and image of the acoustic enclosure as requested. The location for the ASHP and enclosure is shown on Drawing 02 (revision 01).

This new drawing is attached to this letter as a PDF. It has not been uploaded to the Planning Portal.

3 Proposed Entrance Elevation

*Please provide a Proposed Entrance Elevation (metrically scaled 1:20).*

The new drawing mentioned above (Drawing 05 rev.00) shows the elevation of the entrance gate. This is drawn at 1:50 as agreed by Mr Nemeth (Validation Officer) in his email to me of 19 October 2023.

This new drawing is attached to this letter as a PDF. It has not been uploaded to the Planning Portal.

4 CIL Form 1

*Please provide amended CIL Form 1: Additional Information ensuring that the form refers to the correct planning portal reference (i.e PP-12436051 and not 0123534734).*

This form has been amended and is attached as a PDF. The revised form has not been uploaded to the Planning Portal.

5 CIL 'Form 2 – Assumption of Liability'

*This application is CIL liable, please provide a 'Form 2 - Assumption of Liability' form. This form is available from the National Planning Portal website.*

This form is attached as a PDF. The revised form has not been uploaded to the Planning Portal.

6 Surface Water Drainage Statement

*The proposed development is for a change of use of land and for 1 no. dwelling therefore a Surface Water Drainage Statement is required.*

A new drawing has been prepared (Drawing 06 rev.00) which serves as the 'Surface Water Drainage Statement'.

This new drawing is attached to this letter as a PDF. It has not been uploaded to the Planning Portal.

7 Contaminated Land – Desk Study Report

*The proposed development includes ground works on potentially Contaminated Land, therefore a Desk Study Report is required.*

A 'Stage 1 Environmental Risk Assessment Desk Study' has been prepared by 'Constructive Evaluation Ltd' dated November 23 in conformity with the CDC Local List.

This document is attached as a PDF. It has not been uploaded to the Planning Portal.

8 Biodiversity Survey and Report

*The application site is in close proximity of known protected priority bat/wildlife. Therefore we require a Biodiversity Survey and Report to be submitted as part of our Local Validation List. When a Preliminary Ecological Appraisal has been carried out and it has identified the need to carry out further surveys i.e. Emergence Survey for Bats, it will be necessary to submit at the Validation stage.*

A 'Preliminary Ecological Appraisal and Preliminary Roost Assessment' has been prepared by 'Arbtech' dated 23 November 2023 in conformity with the CDC Local List. As will be noted, this report includes a survey for the presence of bats on the site.

This document is attached as a PDF. It has not been uploaded to the Planning Portal.

9 Financial Contribution to Bird Aware Solent

*The proposed development will result in a net increase in dwellings within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA), or 3.5km of the Pagham Harbour SPA. Therefore a statement is required to....include a commitment to provide mitigation via a financial contribution to Bird Aware Solent (for Chichester & Langstone Harbours SPA) or to joint scheme of mitigation (for Pagham Harbour SPA).*

I hereby provide a commitment to make a Financial Contribution to the above mentioned scheme or schemes providing it is in line with contributions from other developments in the area.

This letter serves as that commitment.

For completeness, I have also updated the Design and Access Report which is attached as a PDF and is now revision 01.

For clarity, the current application documents are therefore as follow:

- Drawing no. 01 rev 01 Location Plan
- Drawing no. 02 rev 01 Site Plan
- Drawing no. 03 rev 01 Site Sections
- Drawing no. 04 rev 01 Plans and Elevations
- Drawing no. 05 rev 00 Detail Sheet
- Drawing no. 06 rev 00 Drainage Plan
- Design and Access Statement rev 01
- Ecology PEA and PRA
- Stage 1 Environmental Risk Assessment Desk Study
- CIL Form 1
- CIL Form 2 – Assumption of Liability
- Letter from applicant dated 28 Nov 23 (containing Commitment to Financial Contribution)

My understanding is that you will update the Planning Portal with the current information and remove previous revisions that have now been superseded.

It is therefore my understanding that this application can now be progressed but let me know if any further information or clarifications are required.

Yours

**Tim Quick RIBA**