

The Burtons' St.Leonards Society
Registered as an Amenity Society with the Civic Trust
South Lodge (West), Maze Hill, St.Leonards-on-Sea, East Sussex,
TN38 0BU
Registered under the Charities Act 1960 Ref No.258719
Telephone: 01424 422090

14th September 2009

Borough Planning Officer
Hastings Borough Council
Century House 100 Menzies
Road St Leonards-on-Sea
East Sussex TN38 9BB

Dear Sir,

Proposed Development. HCAT Site. St Leonards-On-Sea
INVALID APPLICATION - HS/FA/09/00482

We are in receipt of the notification of the above application but we have certain significant initial concerns in respect of the application itself. We consider that the application is incomplete, inaccurate and inadequate and therefore should be withdrawn.

We would like to point out the following issues, as the application viewed online and at the Information Centre contains many discrepancies, omissions and inaccuracies, such as:

- We are very concerned that all the drawings submitted with the application are marked 'Preliminary' and some are actually noted as 'Work in Progress, Preliminary Issue, For Discussion Purposes Only'
- The plans and elevations are predominantly 1:100 and 1:200 scale.
- The Design & Access Statement has only generic descriptions for external materials, with actual finishes and their locations 'to be confirmed'
- Landscape Architects drawings state boundary details etc. are to be in accordance with Architects details, whilst the architect's drawings state that they are in accordance with Landscape Architect's drawings. Consequently there are no such details.
- There is no Listed Building application at this stage.

This submission does not provide all the information required as set out in your Validation Checklist: CI - Full Planning Application, particularly in respect of scale of elevations (CI/7); existing and proposed site sections and finished floor levels (CI/8) and floor plans (CI/9).

In addition, there is no Block Plan (C1/10) and therefore no information on minimum dimensions to boundaries etc. as required under C1/13.

We consider that the lacking information is so important as to make the determination of this application impossible.

The Listed Building conversion cannot be considered without a full Listed Building application with the appropriate level of information (1:50 plans and elevations etc.) as required for such applications.

As with any application all information as required under your Validation Checklist must be provided.

An application based on drawings which are 'preliminary' or 'for discussion purposes' etc, cannot be considered.

The importance of this site makes this application inappropriate and we do request that this application be withdrawn, in order that a full and comprehensive submission can be made. Only at that stage, can a full and accurate assessment be made.

We are very aware of the unfortunate consequences that can occur when planning applications and their processing, fail to comply with all required, regulations, policies and statutory procedures and we trust that such consequences will be avoided in this instance.

We look forward to hearing from you by return.

Yours faithfully

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The Burtons' St. Leonards Society