

Working for you

J & I Brown
c/o M J F Architects
Mr S Johnson
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LEEDS
LS8 4BA

Our Ref: DCINCOMP 6.49.165.A.OUT
15/05195/OUT
Your Ref: 1327
Date: 25 November 2015

Dear Sir/Madam

INCOMPLETE APPLICATION

PROPOSAL: Outline application for the erection of 2 dwellings with access and layout considered (Site Area 0.13 ha).

LOCATION: Land Adjacent To Old Church Lane Cottage Old Church Lane Pateley Bridge Harrogate North Yorkshire HG3 5LY

Thank you for your application which I received on 18 November 2015.

It has now been checked and I have to advise you that it is invalid and or incomplete for the reason(s) indicated below:-

1. The footprint of plot 2 on the site plan looks like there is an additional rectangular area coming off the west elevation, possibly an integral garage. This is not shown on the layout plans. Please can you clarify which is the correct proposed layout.

You have also included the existing access track on your red line location plan, but this is excluded on your site plan. Please can you amend your location plan to show the reduced total area of the development site.

2. You have not submitted either Table 1 and 2 of our Protected Species, Wildlife and Habitat proforma, this document can be downloaded from our website at www.harrogate.gov.uk/planning. Please complete and return (4 copies), and if required submit the appropriate Ecological Survey and Assessment or reason for exemption (4 copies).

You can access Natural England's Standing Advice at:-

<http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/advice.aspx>.

NOTE: If your Ecological Survey and Assessment includes information about bats it should also include information on the presence or otherwise of barn owls and nesting birds in addition to bats.

The survey should be carried out by a suitably qualified and licensed ecologist, who should be able to undertake as a matter of course the survey on barn owls and nesting birds in association with the bat survey but agents should be aware that this information should be requested from consultants and incorporated into the survey report.

Please attend to the above, so that I can process your application as quickly as possible.

For further information and advice on up to date validation standards please refer to the Local Validation Criteria manual on our website at: www.harrogate.gov.uk/planning.

If within 28 days of the invalidity letter being received the above information has not been submitted **the application and any fee paid will be returned, subject to the retention of a £29.30 administration fee.**

If you require any further help or explanation please telephone the Department and ask for me, quoting the case number which is 15/05195/OUT.

Yours faithfully

Laura Long
Planning Support Assistant
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