

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning

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12 August 2022



Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)
Incomplete Application**

Application: 22/2320/VRC

Our ref: DC/GRE/22/2320/VRC/VRC

Proposal: Variation of planning approval 18/3561/FUL - Condition number(s):
NS14: Pupil & Staff Numbers - to allow for 830 secondary school pupils
and 220 sixth form pupils registered to attend at any one time unless
otherwise agreed in writing by the Local Planning Authority

b) have no more than 90 FTE staff employed at any one time unless otherwise agreed
in writing by the Local Planning Authority

Site: Turing House School 221A Hospital Bridge Road Twickenham TW2
6LH

Applicant: .

Agent: 

I acknowledge receipt of your application as detailed above but unfortunately it cannot be treated as being complete as the following item(s) remain outstanding.

ACTIONS REQUIRED

It's not possible to do a VRC as there is a restriction in the proposal description of application 18/3561 for 1050 pupils (750 secondary school places, 300 sixth form places). Without prejudice, it is recommended that a NMA is submitted to vary the description of development (to remove reference of the 750 secondary school places and 300 sixth form places), then submit a VRC to vary the condition. This was the two will not be in conflict.

Also required:

- Background to the school - has is it currently occupied - number of pupils, and pupils per year.
- Justification for the variation - what is the identified need for further secondary school places

- Transport Statement - outline the potential transport implications of the VRC - do all sixth from pupils travel to and from the school at the same time as the rest of school? any change to bus demands etc

Only when all the information requested has been received will you be sent a formal acknowledgement giving you the date by which the Council will try to take a decision on your application.

If you no longer wish to proceed with this application please inform us **within 28 days**, i.e. by **9 September 2022** and any fees paid will be refunded.

Validation Dispute

If you disagree with the reasons why your application is invalid, you may serve an Article 12 Notice on the Authority. As set out in Article 12 (2) (i-iii) and Article 34 (6) (c) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, for each particular the Authority has requested and is disputed by yourself, your Article 12 Notice must

- specify why you deem such request unreasonable having regard, in particular, to the nature and scale of the proposed development; and
- specify why you deem it to be unreasonable to think that such a request will be a material consideration in the determination of the application; and
- make a formal request for the Authority to waive the requirements.

Please submit your Article 12 Notice via email to DCTechnicalSupportHub@richmond.gov.uk, with our reference number (22/2320/VRC) and titled 'Article 12 Notice'.

Following the receipt of the Article 12 Notice, the Authority will respond by either issuing

- a 'Validation Notice' stating the information is no longer required - and the application will be processed; or
- a 'Non-Validation Notice' stating the information is still required.

If the Authority issues a 'Non-Validation Notice', you may choose to withdraw the application and resubmit with the required information. Or, if the Authority fails to respond to your Article 12 Notice or issues a Non-Validation Notice and the statutory time period for determining the application has expired, you can appeal to the Planning Inspectorate against non-determination.

In considering the appeal, the Inspector will consider both the invalidity dispute (where a 'Non-Validation Notice' has been served) and the merits of the application. If the Inspector agrees with the invalidity of the application, the appeal will be dismissed.

Yours faithfully

Development Management
London Borough of Richmond upon Thames