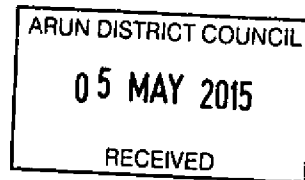


Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Pelham House
25 Pelham Square
Brighton
BN1 4ET

☎ 01273 672341
Email pierre.dowsett@dowsettmayhew.com
URL www.dowsettmayhew.com

1 May 2015

Dear Sirs

**The Old Stables, Decoy Lane, Angmering
Town and Country Planning (General Permitted Development) (Amendment) (England)
Order 2013**

I write on behalf of my client, Keith Langmead, to seek confirmation via prior notification that the change of use of The Old Stables at Decoy Lane, Angmering, from B1 to C3 residential would be permitted by virtue of Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The site does not lie on Article 2(5) land and the use of the building on 31 May 2013 was considered to be B1(a).

We attach a general location plan, showing the location of the development. We also attach existing plans, showing the layout of the building. Drawings also show the elevations of the existing building and provide a block plan.

The building is single storey with linked extensions to either side. Within the grounds and identified curtilage, there are provision for 11 car parking bays. Some of these will be deleted and the curtilage set out for 2 vehicles in association with the proposed dwelling.

The following applications are considered of relevance in the determination of the prior notification application.

Reference	Description	Decision
A/20/11	Conversion of existing stable building to 2 no. B1 (business) units (resubmission of A/120/10).	Application approved
A/50/99	Use of former stable building for B1(business) use.	Approved
A/120/10	Conversion of existing stable building to 2 no. B1 (business) units.	Refused

Contamination Risk on Site

Following a desktop analysis of the site, there is no contamination found on or within the immediate vicinity of the curtilage. The site has been used for B1 office use and this is compatible with the requirements of residential use.

Any site investigation conditions could be attached to the determination of the prior notification and it is not considered that this should prevent a prior notification decision being determined. Should any contamination be found on site during the course of the change of use, the following mitigation will be made:

- Works on site will cease;
- Any contaminated grounds will be disposed of by the appropriate methods. Replacement with clean subsoil/topsoil;
- Provision of a gas/vapour protection barrier for structures between floorboards;
- Upgrade water supply pipework to aluminium barrier pipework, as necessary.

My client will, through the construction period, take photographic evidence of the provision of gas vapour protection for all structures and will take photographic evidence of the water supply pipework to ensure that it has been upgraded as necessary. This documentary evidence will be available for the Council's Environmental Health Department as confirmation that the appropriate works, in accordance with legislation and strategy, has taken place.

Flood Risk

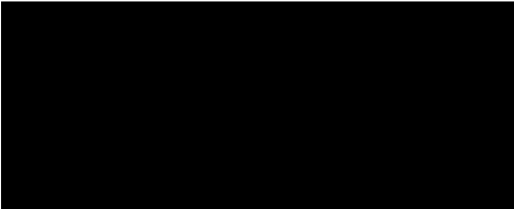
Attached is a Flood Risk Map from the Environment Agency's website, demonstrating the site is not liable for flooding.

Conclusion

On behalf of our client, we submit a prior notification application and seek confirmation that the change of use from a B1(a) office to C3 residential is permitted in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

We look forward to confirmation of registration of the prior notification application and I understand that should the Council fail to determine the application within 56 days, then development is capable of being begun.

Kind regards,



For and on behalf of
DOWSETTMAYHEW Planning Partnership

Encs: Plans
Cheque