

## Julia Mills

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**From:** Simon Davis  
**Sent:** 09 February 2016 11:57  
**To:** Julia Mills  
**Subject:** FW: Application BR/20/16/PL - 17 Lennox Street, Bognor Regis  
**Attachments:** 1315-P02C.pdf  
  
**Categories:** printed

See Action Sheet

Kind Regards



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**From:** TONY PHEBEY [REDACTED]  
**Sent:** 07 February 2016 20:30  
**To:** Simon Davis  
**Cc:** 'Simon Royall'  
**Subject:** RE: Application BR/20/16/PL - 17 Lennox Street, Bognor Regis

F.A.O. Simon Davis

Further to your recent e-mail please find attached an amended planning drawing showing additional rooflights as requested.

I trust the above is acceptable however should you require any additional information then please do not hesitate to contact me.

Regards

Tony Phebey

On behalf of ADCS Ltd

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**From:** Simon Davis [REDACTED]  
**Sent:** 03 February 2016 17:54  
**To:** 'TONY PHEBEY' [REDACTED]  
**Cc:** 'Simon Royall' <[REDACTED]>  
**Subject:** RE: Application BR/20/16/PL - 17 Lennox Street, Bognor Regis

Dear Tony,

Thanks for confirming re the bins. I have a slight concern with the amount of natural light that the new flat will receive. It would appear that it will only have windows on the rear elevation. I note that a previous application concerning 19 Lennox Street was refused partly due to inadequate natural light. That issue was resolved with the addition of skylights. Could you incorporate some sky lights into the proposal?

Kind Regards

**From:** TONY PHEBEY [REDACTED]  
**Sent:** 03 February 2016 13:32  
**To:** Simon Davis  
**Cc:** 'Simon Royall'  
**Subject:** RE: Application BR/20/16/PL - 17 Lennox Street, Bognor Regis

F.A.O. Simon Davis

I can confirm that the refuse will be taken out through the front of the ground floor property on waste collection day only and left adjacent to the front door.

Many thanks

Tony Phebey

On behalf of ADCS Ltd

**From:** Simon Davis [REDACTED]  
**Sent:** 02 February 2016 14:35  
**To:** 'adcs@sky.com' [REDACTED]  
**Subject:** Application BR/20/16/PL - 17 Lennox Street, Bognor Regis

Dear Mr Phebey,

I write regarding your application for which I am the case officer. Firstly, I have a question concerning the proposed refuse arrangements. Your plans indicate that the existing ground floor flat will have its bins stored in a rear courtyard. If so, then I guess the occupier will have to carry their bins through their flat to the front pavement. Is this correct?

Please also note the following:

The Government's announcement in November 2014 relating to the exemption of small developments (10 units or less) from affordable housing contributions and the vacant buildings credit was quashed by a High Court ruling on the 31<sup>st</sup> July 2015 (R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin)). The result of this is that the Government has removed paragraphs 012-023 of the National Planning Policy Guidance. Please note that although the government have been allowed to appeal the ruling, we will be continuing to require contributions until such time as an appeal decision is made.

In light of this ruling Arun District Council has reinstated its affordable housing policy which means that all proposals of one or more units will be required to make an affordable housing contribution secured by way of a legal agreement. As before should you wish to question contribution levels on viability grounds please liaise with Andy Elder the Housing Strategy and Enabling Manager.

You should also be aware that Policy ENV DM2 of the Emerging Local Plan requires that all new residential developments within a 400m to 5km distance ('Zone B') of Pagham Harbour make a financial contribution towards

the provision of accessible natural open green spaces to serve the area. A contribution of £1,275 per new residential unit was agreed by the Councils Cabinet on 20 July 2015. This contribution is now required for all new residential developments within Zone B. Proposals that fail to provide the necessary contribution will be considered to be contrary to Policy ENV DM2 of the Emerging Local Plan.

Therefore, you will need to submit a legal agreement covering the affordable housing contribution of £1,104 (as calculated from the attached table for the Bognor Regis – Marine ward row) and the Pagham harbour contribution of £1,275. I attach a legal agreement template which you can fill in and return to our solicitor together with a copy of your deeds/ownership and the legal fee of £200.

Kind Regards



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