

[REDACTED]

From: Julie Grieves

Sent: 06 January 2022 09:19

To: [REDACTED]

Cc: [REDACTED] Daun Johnson <Daun.Johnson@arun.gov.uk>; [REDACTED]
[REDACTED]

Subject: RE: BR/277/21/PL

Hi Nigel,

The payment requested is for the S106. Not CIL. They are two different payments.

In use proof, we require utility bills and council tax records. I can ask our council tax department but if you could obtain the utility bills, that would be great. We can then update the file that this application is not CIL liable.

Regarding your final point, unfortunately I just deal with CIL and cannot answer that.

Kind regards,
Julie

Julie Grieves
Community Infrastructure Levy Officer

T: 01903 737500 ext.37448

E: julie.grieves@arun.gov.uk



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

Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately

From: [REDACTED]
Sent: 06 January 2022 03:19
To: Julie Grieves <Julie.Grieves@arun.gov.uk>
Cc: [REDACTED] Daun Johnson <Daun.Johnson@arun.gov.uk>; [REDACTED]
Subject: RE: BR/277/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Julie

This is starting to make sense.

As we (the planning permission applicants) have not purchased the building yet (although we are about to do so) we were informed we had to complete the s106 agreement and pay 'up front' ... and by the deadline of 29 December 2021 for the application to continue to be considered on the original schedule. The 29 December deadline was met.

Turning specifically to the payment level I do not understand 'in use proof'. Do you require proof Council tax has been paid for the current use as an office? Proof presumably would be a recent Council tax account, which I would have to get from the current owner although of course ADC would have the records themselves.

Lastly I am concerned about the conflicting advice in relation to ensuring the planning application is not delayed and giving reason for the application being thrown out or considered invalid.

Nigel Bennett
[REDACTED]

From: Julie Grieves <Julie.Grieves@arun.gov.uk>
Sent: 05 January 2022 09:22
To: [REDACTED]
Cc: Daun Johnson <Daun.Johnson@arun.gov.uk>; [REDACTED]
Subject: RE: BR/277/21/PL

Hi Nigel,

I'm unsure why you paid £1742 for CIL? CIL is paid on commencement and after a demand notice is sent?

Our charging schedule states that new dwellings in Zone 4 is charged at £99.10 and flats as Zero. The layout of the proposal indicate they are 1 bed houses.

If you can provide in use proof, this will be reduced to zero and no CIL payable.

Kind regards,
Julie

Julie Grieves
Community Infrastructure Levy Officer
T: 01903 737500 ext.37448
E: julie.grieves@arun.gov.uk



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

Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately

From: [REDACTED]
Sent: 05 January 2022 03:28
To: Julie Grieves <Julie.Grieves@arun.gov.uk>
Cc: Daun Johnson <Daun.Johnson@arun.gov.uk>; [REDACTED]
Subject: RE: BR/277/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Julie

Thanks for your response. I think there has been some crossover of emails.

Firstly, by the 29 December 2021 (the date for the application to continue on its path) we had paid the CIL (£1742) and legal assessment charge (£200) and submitted the legal deed. We have an expectation therefore the application will proceed quickly.

Secondly, I note what you say about the calculation. We are not extending the building at all. We are converting it from office use to residential. As explained the term 'house' in this situation has been used only because the accommodation is on two floors in units extending to the size of bedsits or studios. The building has been paying Council Tax. You appear to be saying if we had chosen to configure the conversion as two one bed flats (splitting the building horizontally and not vertically) there would not have been a CIL charge. Perhaps you would confirm. Can this possibly be correct and logical?

Nigel Bennett
[REDACTED]

From: Julie Grieves <Julie.Grieves@arun.gov.uk>
Sent: 04 January 2022 11:27
To: [REDACTED]
Cc: Daun Johnson <Daun.Johnson@arun.gov.uk>
Subject: RE: BR/277/21/PL

Dear Mr Hurston,

I have been asked to reply to your email regarding CIL.

Our charging schedule rates Flats in Zone 4 as zero rated. Your proposal is for 2x 1 bed houses.

We can deduct existing 'in use' floor space from the proposed development providing you can prove that it has been in lawful use for continuous period of 6 months within the last 3 years. Utility bills and council tax bills can show this. If you are not extending at all, this will likely bring the floor space created to zero and therefore this application will not be CIL Liable.

I hope this clarifies the situation for you. Should you have any further queries regarding CIL, please do not hesitate to contact me.

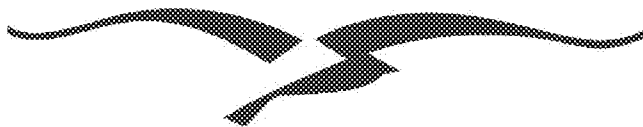
Kind regards, Julie

Julie Grieves
Community Infrastructure Levy Officer

T: 01903 737500 ext.37448
E: julie.grieves@arun.gov.uk

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

Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately



From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 22 December 2021 08:36
To: Julie Grieves <Julie.Grieves@arun.gov.uk>
Subject: FW: BR/277/21/PL

Can you answer the CIL stuff?

Thanks
Daun

Daun Johnson
Technical Support Unit Assistant,
Planning Services

T: 01903 737762 Ext 37762
E: Daun.Johnson@arun.gov.uk

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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



Sign up to our newsletter [here](#)



From: [REDACTED]
Sent: 19 December 2021 04:38
To: Daun Johnson <Daun.Johnson@arun.gov.uk>
Cc: [REDACTED]
Subject: BR/277/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Ms Johnson

Our architect, Bayside Archirectural Design Ltd, has forwarded your email to me concerning validation of the above planning application and specifically the CIL. This is first occasion where I have completed the CIL forms and I would wish for your guidance.

By way of background my company (Hurstons Estates (North East) Limited – HENEL) is part of a group that produces, where financially viable, units for letting into the open market. We built Gasden House less than 10 metres along in Spencer Street. Gasden House is a building of 9 studio apartments each extending to 28-33 square metres.

My principle query is in relation to our proposed development that takes out of the market a difficult to let office building to create 2no Studio/1bed units of 32.1 sq.m. and 37.6 sq.m. each will be in the format of ground and first floor and therefore by definition may be called houses, I assume. Also I seek clarity of the difference of development types in the CIL charges of 'residential' and 'flats'.

If I am reading the CIL levy information correctly as flats Gasden House if built today the Zone 4 charge be £0/sq.m. On the other hand our current proposal would attract a levy of £99.40/sq.m. Is this correct?

New houses are not built extending to only 37.6 sq.m. In this case the 'house' format, which is the subject of this application, was a way of circumventing Part L building regulations, which required unnecessary space usage to create financially viable units. I think this type of development was not envisaged when the levy rules were considered. Your advice as to how to proceed would be appreciated: -

1. Notwithstanding completion and submission of Form 1 should we re-submit the application changing 'Houses' in Q16 to perhaps 'dwellings' and thereby not have to pay CIL or
2. Given what is clearly a quirk of the CIL rules when comparing to Gasden House should we apply for an exemption of the CIL

Your guidance would be much appreciated.

Nigel Bennett



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
