

SITE NOTICES

At the time of the officer's site visit a notice was satisfactorily posted as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE

At the time of the officer's site visit on the 1-5-12 at 15:30 a satisfactory notice was not posted. Therefore, the officer posted relevant notices as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE
1-5-12	15:30	On lamp post opposite the site
" " "	" "	On lamp post opposite Courtward Cottages
" " "	" "	On lamp post in Willowhayre Crescent adj. Willowhayre Court

Office  Signature

Recommendation Report

Application No.

EP/40/12

Committee ☒

:

Date

17/10/12

Delegated ☐

Recommend Permission ☒

Recommend Refusal ☐

	Date	Signature
Prepared by Case Officer	26/9/12	
Agreed by Team Leader	26/9/12	
Agreed by H.O.P.S / P.C.M. (if required)	27/9/12	
Committee Plans	26/6/12	

Comments: Subject to changes



From: [REDACTED]
Sent: 24 October 2012 12:04
To: Delwyn Jones
Cc: Peter Cleveland; Daniel Vick; 'Glen Ernest'; 'Gavin Ernest'
Subject: RE: 115-117 Sea Road, East Preston - Planning Ref EP/40/12/

Dear Delwyn,

Many thanks for your email.

As you say, in light of the recent refusal by the planning sub-committee, we would look to defer the drafting of the agreement until after the planning appeal.

Many thanks,
Michael

Michael Farrell BSc (Hons) MRICS MCIOB MASI MACOSTE
Director

Oakhurst Group

[REDACTED]

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From: Delwyn Jones [mailto:Delwyn.Jones@arun.gov.uk]
Sent: 24 October 2012 11:21
To: 'Michael Farrell'
Cc: Peter Cleveland
Subject: RE: 115-117 Sea Road, East Preston - Planning Ref EP/40/12/

Dear Mr Farrell,

Thanks for the e mail dated 16/10/12.

I have offered to draft the planning obligation today ,but ,in view of the Committee decision to refuse ask whether you still want a planning obligation drafted now?

Delwyn Jones Planning Solicitor and Deputy Monitoring Officer , Legal Services, <u>Arun District Council</u> Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37737 External: +44 (0) 1903 737737 E-mail: <u>Delwyn.Jones@arun.gov.uk</u>
--



From: Michael Farrell [REDACTED]
Sent: 16 October 2012 13:43
To: Delwyn Jones
Cc: Peter Cleveland
Subject: RE: 115-117 Sea Road, East Preston - Planning Ref EP/40/12/

Dear Mr Jones,

It has come to my attention that you have thus far not been instructed to draft the agreement. Please could you draft the Section 106 agreement for us to sign.

Kind Regards,
Michael

From: Peter Cleveland [<mailto:Peter.Cleveland@arun.gov.uk>]
Sent: 25 September 2012 12:44
To: [REDACTED]
Cc: Delwyn Jones
Subject: 115-117 Sea Road, East Preston - Planning Ref EP/40/12/

Dear Mr Farrell

Andy Elder has asked me to contact you regarding the S106 agreement required to secure the agreed affordable housing contribution of £33,000 for the above development.

I can confirm that the Councils Solicitor Delwyn Jones can be instructed to draft the agreement, as per my original letter to your agent which is attached above. He is currently away on leave until the 10th October but will be able to address any request from you on his return. Delwyn Jones can be contacted directly on 01903 737737 for instruction

Kind regards
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37631 | External: +44 (0) 1903 737631 | E-mail: Peter.Cleveland@arun.gov.uk



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

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T 07406 Littlehampton

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From: Delwyn Jones <Delwyn.Jones@arun.gov.uk>
Sent: 24 October 2012 10:43
To: Peter Cleveland
Subject: Acknowledgement Email re: DJ/00001168 - 115-117 Sea Road East Preston

Dear Peter Cleveland

For your information and for future reference please quote DJ/00001168 when corresponding with Legal Services.

Kind regards

Delwyn Jones
Planning Solicitor

Delwyn Jones | Planning Solicitor, Legal Services Department, [Arun District Council](#) | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37737 | External: 01903 737737 | E-mail: Delwyn.Jones@arun.gov.uk

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PC

ren Garner

From: Peter Cleveland
Sent: 01 October 2012 14:38
To: Planning.Responses
Subject: FW: Objections to EP/40/12
Attachments: EP-40-12 letter of objections re subs plans - 2012-10-01.pdf

Please could the attached be acknowledged as a consultation response

Thanks
Peter

From: East Preston Parish Council (SC) [redacted]
Sent: 01 October 2012 14:21
To: Peter Cleveland
Subject: Objections to EP/40/12

Hello Peter,

Please find attached letter of objections to the above Planning Application.

Please let me know if you would also like the paper original.

Thanks,

Simon Cross - Clerk to the Council

East Preston Parish Council
Council Office
122 Sea Road
EAST PRESTON
West Sussex
BN16 1NN



11



ACTION SHEET

APPLICATION REF EP/40/12 OFFICER INITIALS PC

MARK UP AS PART OF APPLICATION ☒ ~~N~~ DATE RECEIVED

SUBSTITUTE PLANS/FORMS
(Provide details e.g. plan number/type) ☒ ~~N~~ DATE RECEIVED

5-9-12
Please sub Dr. No 3279/P200 Rev. C with 3279/P200 Rev. D.
+ Dr. No. 3279/P201 Rev. C with 3279/P201 Rev. D. ✓

SUPPLEMENTARY PLANS ☒ ~~N~~ DATE RECEIVED

MINOR AMENDMENT ☒ ~~N~~ DATE RECEIVED

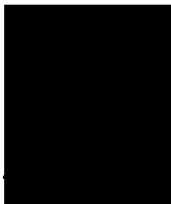
RE-ADVERTISEMENT ☒ ~~N~~ List No
IF YES, reason for re-advertisement:

Change to plans. The former description applied.

CHANGE DESCRIPTION/ADDRESS ☒ ~~N~~

NOTIFY PARISH ☒ ~~N~~ Re-ad.

NOTIFY REPS ☒ ~~N~~
IF YES, no. of days to reply

OFFICER SIGNATURE  DATED 5-9-12

ACTIONER SIGNATURE DATED 7-9-12



Peter Cleveland

From: Gavin Ernest [REDACTED]
Sent: 05 September 2012 11:12
To: Peter Cleveland
Cc: Michael Farrell; Glen Ernest
Subject: RE: EP/40/12 _ 115-116 Sea Road, East Preston
Importance: High
Attachments: P200_D.pdf; P201_D.pdf

Peter,

As discussed yesterday please find attached revised drawings P200_D and P201_D.

I have updated the front (West) elevation as per our discussions and have also updated the South and East elevations to carry the render around the corner. This is now more in-keeping with the neighbouring buildings.

Please let me know if you required hard copies.

I can confirm that our client has agreed the reduction of the Affordable Housing contribution.

Please can you confirm the date of the planning committee as soon as this has been confirmed.

If you need any further information please do not hesitate to contact me.

Regards
 Gavin Ernest BA (Hons) Arch

gdm architects
 The Master's House
 College Road
 Maidstone
 Kent ME15 6YQ

gdm design and management limited trading as gdm architects

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Please consider the environment before printing this email.

From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 04 September 2012 16:31
To: Gavin Ernest
Subject: RE: EP/40/12 _ 115-116 Sea Road, East Preston

Dear Mr Ernest

Further to our telephone conversation regarding the email below, I can confirm that the revised design would be more in-keeping with the neighbouring buildings and therefore would request that you submit a revised drawing to that affect to substitute the existing plan on file.

Please could you also advise that your client has agreed the reduction to the Affordable Housing contribution as I have seen no response to the confirmation of this. If this is agreed the Legal Agreement will need to be drafted and signed by the date of the planning committee, which at this stage I would aim to be 17th October.

I trust this is of assistance

Regards
 Peter

Peter Cleveland MSC | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37631 | External: +44 (0) 1903 737631 | E-mail: Peter.Cleveland@arun.gov.uk

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From: Gavin Ernest [REDACTED]
Sent: 03 September 2012 09:28
To: Peter Cleveland
Subject: RE: EP/40/12 _ 115-116 Sea Road, East Preston
Importance: High

Peter,

Following our discussions did you receive my email last week regarding 115-116 Sea Road? I have re-attached the sketch to this email.

Regards
Gavin Ernest BA (Hons) Arch

gdm architects
The Master's House
College Road
Maidstone
Kent ME15 6YQ
TEL. 01622 760670 FAX NO. 01622 760671.

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From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 30 May 2012 11:18
To: Gavin Ernest
Subject: RE: EP/40/12 _ 115-116 Sea Road, East Preston

Dear Mr Ernest

Thank you for the email below, I was going to contact you regarding this application as I do have a few issues which need to be addressed.

Firstly I wanted to follow up my letter of the 9th May, which was addressed to Mr Nutting, that outlined the contributions required towards affordable housing. A legal agreement in the form of a S106 agreement is required to secure this, which if not in place by the expiry of the application would mean that the application would be refused for the lack of such a contribution.

The application does not address the loss of of the commercial units at ground floor either. The Council seeks to protect local village shops/commercial premises and the instance of their loss we would only consider the loss of such a commercial unit if it can be clearly demonstrated that it is no longer viable in that area. From visiting the site, this would not appear to be the case as the commercial unit is occupied at present along with the majority of other units within this local shopping area.

With regards to design I agree that this needs to be revised as the proposed structure when viewed from Sea Road in context with the Parade Mansions is currently not in-keeping. Parade Mansions are noted for their various use of materials with horizontal detailing and changes of material. Parade Mansions are also listed within the Councils local list of character buildings. The proposed structure varies to this with the introduction of vertical changes of materials. This I believe results in a building which is not in-keeping with the street scene and therefore at present detracts from the locality.

The Parish Council have also raised an objection to this application based on the issues outlined above together with the impact upon neighbouring properties and parking and access. As such any recommendation for approval would need to be considered by the Councils Development Control Committee.

I have discussed the application with the Head of Development who has confirmed that until the above concerns are addressed, the application will not gain a positive recommendation for approval for it to be heard at a Committee.

If you wish to discuss this further please do not hesitate to contact me on the number below.

Kind regards
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37631 | External: +44 (0) 1903 737631 | E-mail: Peter.Cleveland@arun.gov.uk

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[mailto:Gavin.Ernest@gdmarchitects.co.uk]

Sent: 29 May 2012 14:50
To: Peter Cleveland
Cc: Daniel Vick
Subject: EP/40/12 _ 115-116 Sea Road, East Preston

Peter / Daniel,

We submitted an application for 9 number flats at 115-116 Sea Road, East Preston, application number EP/40/12.

Could you please let me know how the progress of this application is going and if there is any further information you require. When is the application decision date due and is this likely to have your recommendation for approval?

Regards
Gavin Ernest BA (Hons) Arch

gdm architects
The Master's House
College Road
Maidstone
Kent ME15 6YQ

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Peter Cleveland

From: Andy Elder
Sent: 23 August 2012 14:57
To: 'Michael Farrell'
Cc: Peter Cleveland
Subject: RE: 115-117 Sea Road, East Preston - Planning Ref EP/40/12/
 Michael,

Further to our discussion on the value of a commuted sum, payable in lieu of on-site affordable housing, I confirm the authority would accept a sum of **£33,000**.

This sum can be quoted in a Unilateral Undertaking stating that the sum is payable on commencement of the development and can be used for affordable housing in the Arun District.

I trust this is a satisfactory outcome for yourselves and you will now be able to proceed with your application.

Please let me know if I can be of further assistance.

Regards,

Andy

Andy Elder , Housing Strategy and Enabling Manager, Strategy Department, <u>Arun District Council</u> Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37714 External: +44 (0) 1903 737714 Mobile 07872415895 E-mail: andy.elder@arun.gov.uk Visit Arun's web site at www.arun.gov.uk	
	Follow us on TWITTER @RaisetheRoofADC
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August 2012 11:28
To: Andy Elder
Cc: Peter Cleveland
Subject: RE: 115-117 Sea Road, East Preston - Planning Ref EP/40/12/
Importance: High

Dear Andy,

Further to our conversations with Peter Cleveland, please find attached our development cost analysis for the aforementioned scheme at East Preston for your review.

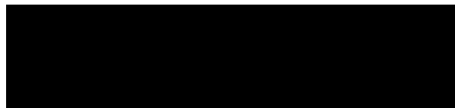
We would be pleased to talk with you upon your return from holiday to discuss the level of commuted sum that would be practical and viable for this scheme. We strongly feel that the homes being built are firmly in the classification of affordable, so a review of the level of contribution for this reason and for scheme viability reasons would be appreciated.

Please call me on the mobile number below to discuss this matter at your earliest convenience.

Many thanks in advance,
 Michael

Michael Farrell BSc (Hons) MRICS MCIQB MASI MACOSTE
 Director

Oakhurst Developments Limited



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From: Michael Farrell [REDACTED]
Sent: 10 August 2012 10:55
To: 'Peter Cleveland'
Cc: 'Glen Ernest'; 'Gavin Ernest'
Subject: RE: 115-117 Sea Road, East Preston - Planning Ref EP/40/12/
Importance: High

Dear Peter,

I have been informed that you are keen to conclude this application, as are we.

Please could you call me on the number given below to discuss the implications of the commuted sum being requested on the scheme?

Many thanks in advance,
Michael

Michael Farrell BSc (Hons) MRICS MCIOB MASI MACOSTE
Director

Oakhurst Developments Limited
[REDACTED]

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From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 29 June 2012 14:37
To: Mfarrell@oakhurst.co.uk
Subject: 115-117 Sea Road, East Preston - Planning Ref EP/40/12/

Dear Mr Farrell

Further to your discussion with Daniel Vick yesterday, he has asked me to send across details of the affordable housing matrix which outlines the fee requirements for each type of dwelling and also the link to viability toolkit which can be completed to consider the viability of your project. We would consider that a 17.5-20% profit is aimed for and therefore we would only consider a reduction if the proposal came in lower than this figure.

Link to affordable housing matrix:
http://www.arun.gov.uk/mediaFiles/downloads/34454543/Commuted_sums_by_Parish.pdf

The parish in your case is East Preston/Kingston (value point 4)

Link to viability toolkit:
http://www.arun.gov.uk/mediaFiles/downloads/34454543/West_Sussex_Toolkit_August_2011.xls

Please let me know if you have any further questions.

Rega
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Internal: 37631 | External: +44 (0) 1903 737631 | E-mail: Peter.Cleveland@arun.gov.uk

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23/08/2012



Peter Cleveland

From: Peter Cleveland
Sent: 30 May 2012 11:18
To: 'Gavin Ernest'
Subject: RE: EP/40/12 _ 115-116 Sea Road, East Preston

Dear Mr Ernest

Thank you for the email below, I was going to contact you regarding this application as I do have a few issues which need to be addressed.

Firstly I wanted to follow up my letter of the 9th May, which was addressed to Mr Nutting, that outlined the contributions required towards affordable housing. A legal agreement in the form of a S106 agreement is required to secure this, which if not in place by the expiry of the application would mean that the application would be refused for the lack of such a contribution.

The application does not address the loss of of the commercial units at ground floor either. The Council seeks to protect local village shops/commercial premises and the instance of their loss we would only consider the loss of such a commercial unit if it can be clearly demonstrated that it is no longer viable in that area. From visiting the site, this would not appear to be the case as the commercial unit is occupied at present along with the majority of other units within this local shopping area.

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The Parish Council have also raised an objection to this application based on the issues outlined above together with the impact upon neighbouring properties and parking and access. As such any recommendation for approval would need to be considered by the Councils Development Control Committee.

I have discussed the application with the Head of Development who has confirmed that until the above concerns are addressed, the application will not gain a positive recommendation for approval for it to be heard at a Committee.

If you wish to discuss this further please do not hesitate to contact me on the number below.

Kind regards
 Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sent: 29 May 2012 14:50
To: Peter Cleveland
Cc: Daniel Vick
Subject: EP/40/12 _ 115-116 Sea Road, East Preston

Peter / Daniel,

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Could you please let me know how the progress of this application is going and if there is any further information you require.
When is the application decision date due and is this likely to have your recommendation for approval?

Regards
Gavin Ernest BA (Hons) Arch

gdm architects

The Master's House
College Road
Maidstone
Kent ME15 6XQ

gdm design and management limited trading as gdm architects

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Obbhan Honney-Bayes

From: Peter Cleveland
Sent: 22 May 2012 12:29
To: Planning.Responses
Subject: FW: EP/40/12

Attachments: EP-40-12 EPPC letter.pdf

Please could the attached be acknowledged as a consultation response from EPPC

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37631 | External: +44 (0) 1903 737631 | E-mail: Peter.Cleveland@arun.gov.uk

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From: East Preston Parish Council (SC) [REDACTED]
Sent: 22 May 2012 12:21
To: Peter Cleveland
Subject: EP/40/12

Hello Peter,

Please find attached this council's letter of objection to this Planning Application. It was too long to complete online.

I will post the signed paper copy to you this afternoon.

Thanks,

Simon Cross - Clerk to the Council

East Preston Parish Council
 Council Office
 122 Sea Road
 EAST PRESTON
 West Sussex
 BN16 1NN

Tel: (01903) 770050

eastpreston.arun.gov.uk

www.facebook.com/EastPrestonParishCouncil



PC

Aren Garner

From: Sue Howell
Sent: 22 May 2012 16:36
To: Planning.Responses
Subject: Re Planning Consultation on EP/40/12
Attachments: Planning Memo-EP-40-12-0512.doc

Dear Mr Cleveland

Further to receipt of email requesting consultation on Application No EP/40/12, please find our recommendation attached

If you should require any further information, please do not hesitate to contact me.

Regards

Sue howell

Sue Howell | Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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22 May 2012

FROM:
Sue Howell
Parks and Greenspace
37943

TO:
Mr P Cleveland
Planning services

APPLICATION EP/40/12 115-117 SEA ROAD, EAST PRESTON BN16 1NX

The design and access statement states that "The proposal will introduce biodiversity to the site through the introduction of landscaping" and drawing no 3279/P100 rev C shows amenity space but does not include any detail.

We therefore recommend that details of the landscape proposals are submitted for approval. Approval of these should be sought with a plan showing clearly; species choice, location, density and proposed sizes at planting.

SH



Mr T Nutting
GDM Architects
The Master's House
College Road
Maidstone
Kent
ME15 6YG

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

Tel: 01903 737631
Fax: 01903 730442
DX: 57406 Littlehampton
Minicom: 01903 732765
e-mail: peter.cleveland@arun.gov.uk



Please ask for:
Mr P Cleveland
Senior Planner – East Team
Direct Dial: 01903 737631

9th May 2012

Dear Mr Nutting

LPA Ref: EP/40/12/
Proposal: 9No. flats with associated parking and amenity space following
demolition of existing buildings
Address: 115-117 Sea Road, East Preston

I refer to the above development for which planning permission is currently being considered by the Local Planning Authority. This letter is to notify you of the Council's affordable housing policy which was approved on the 18th August 2010 and officially came into force on that date. Details of the policy can be found on the council's website:
<http://www.arun.gov.uk/main.cfm?type=AFFORDABLEHOUSINGP>

The policy relates to all schemes which propose the net gain of one or more housing units for which affordable housing provision is a requirement. Where it is not practical for on-site provision of affordable housing (typically on schemes of ten or less units) the Council will seek financial contributions towards offsite provision by way of a commuted sum secured by a Section 106 legal agreement.

Your planning application was received by the Council after the 18 August 2010 and therefore qualifies for the provision of affordable housing. The commuted payment for the proposal is £67,179. Please note that this sum **is not** payable until the commencement of development in the event planning permission is granted. In addition to the commuted sum a monitoring fee of £150 is payable but again this **is not** payable until the commencement of development.

At this stage the only requirement is the provision of a legal agreement which will enable the commuted sum and monitoring fee to be secured in the future. The legal agreement must be provided within the lifetime of the planning application otherwise permission will be refused on the basis that there is no mechanism in place to secure necessary financial contributions.

Nigel Lynn Chief Executive
Nigel Croad Corporate Resources Director
Jaqui Ball Interim Strategic Director

www.arun.gov.uk

ARUN DISTRICT COUNCIL



- Environmental Health
- Littlehampton and Bognor Regis
Customer Services Help Points

The Council legal section can be instructed to draft the legal agreement for which there is an administration fee of £450.00. This fee is payable upon instruction and cheques are to be made payable to Arun District Council. The Council's Planning Solicitor, Delwyn Jones can be contacted directly on 01903 737737 for instruction. Once drafted Mr Jones will send the legal agreement directly to the Applicant/s to sign and return to the Council.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely



Peter Cleveland
Senior Planner – East Team

cc. Delwyn Jones (Council Solicitor)

PC

Karen Garner

From: Roger Spencer
 Sent: 04 May 2012 13:37
 To: Planningecons
 Subject: FW: Planning Consultation on: EP/40/12/

Coastal Engineers' Comment.

No objection on coast protection grounds.

Regards,

From: planningecons@arun.gov.uk
 Sent: 26 April 2012 16:31
 To: Brian Holland
 Subject: Planning Consultation on: EP/40/12/

*****DO NOT CHANGE OR DELETE THIS EMAIL *****

To: Engineering Services Manager

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
 Town & Country Planning Act 1990 (as amended)**

APPLICATION EP/40/12/
NO:

Registered: 20th April
 2012

Site 115-117 Sea Road East Preston BN16 1NX
Address:

Grid Reference: 507113 101711

Description of 9 no. flats with associated parking & amenity space following
Works: demolition of existing buildings

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 24-MAY- 12.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr P Cleveland who can be contacted on telephone number 01903 737631.

Thanking you in anticipation

Regards
 Planning Case Officer

consultee_email

PLC

Julie Grieves

From: Mike Burford
 Sent: 27 April 2012 15:03
 To: Planningecons
 Subject: RE: Planning Consultation on: EP/40/12/
 Engineers comments for EP/40/12/

Drainage proposals are acceptable and there should be no problem in producing a suitable drainage design. I suggest the following condition be applied if permission is granted.

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Regards

Mike Burford

From: planningecons@arun.gov.uk [REDACTED]
 Sent: 26 April 2012 16:31
 To: Brian Holland
 Subject: Planning Consultation on: EP/40/12/

*****DO NOT CHANGE OR DELETE THIS EMAIL *****

To: Engineering Services Manager

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
 Town & Country Planning Act 1990 (as amended)**

APPLICATION NO: EP/40/12/

Registered: 20th April
 2012

Site Address: 115-117 Sea Road East Preston BN16 1NX

Grid Reference: 507113 101711

Description of Works: 9 no. flats with associated parking & amenity space following demolition of existing buildings

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

Click here to view the application details

Should you have any comments to make, these should be sent by replying to this email by 24-MAY- 12.

www.arun.gov.uk/planning

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In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr P Cleveland who can be contacted on telephone number 01903 737631.

Thanking you in anticipation

Regards
Planning Case Officer

consultee_email

GDM Architects
The Master's House
College Road
Maidstone
Kent
ME15 6YQ

Our Ref: EP/40/12/

Please ask for:

Mr P Cleveland
01903 737631

Dear Sir/Madam

25 April 2012

Town & Country Planning Act 1990 (as amended)
Application for Planning Permission

Development 9 no. flats with associated parking & amenity space following demolition of existing buildings
Location 115-117 Sea Road East Preston,,

Thank you for your application received on 20th April 2012, I am writing to acknowledge that it was accepted as a valid application on 20th April 2012. On receipt of this letter if you have any concerns about the way that the Council has described your application you should contact the Case Officer Mr P Cleveland who will be dealing with your application to discuss the matter.

Your application has been put into the Planning Register and is available for viewing by the public at the Council Offices and on the website. The Council publicise all planning applications by means of a site notice. I would be grateful if you would display the enclosed site notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public.

Your application cannot be determined until the end of the statutory publicity and consultation periods which is 24th May 2012. You can follow how your application is progressing on the Council's website www.arun.gov.uk/planning using the application's reference number. Due to the pressure of work it will not be possible for you to meet with the Case Officer unless you have made an appointment.

The Council aims to make as many decisions as possible before the end of the statutory determination period, which in this case will be 15th June 2012. However this is not always possible for a number of reasons, including on-going negotiations or the scheduling of Planning Committees.

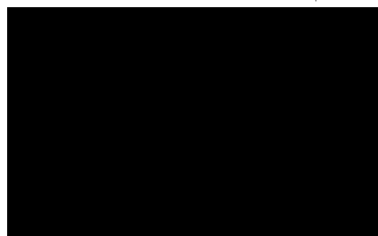
If you have not received a decision by 15th June 2012 or agreed in writing to extend the time in which the Council make a decision, you can appeal to the Secretary of State. Your appeal (under section 78 of the Town and Country Planning Act) would be that the Council has failed to make a decision and you would be asking a Government Planning Inspector to make the decision instead. You can do this using a form which you can get at <http://www.planningportal.gov.uk/planning/appeals/> or from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. If you appeal you should do so within 6 months from the statutory determination period (15th June 2012).

This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk or seek your own professional advice. If you are in any doubt you will need to submit a formal Building Regulations submission.

pack

Please do not hesitate to contact us if you have any queries.

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Please note: When an application is submitted online or with an email address in the agent details, most correspondence, including the decision notice will be sent by email. It is therefore important that you inform us if you make any change to your email address during the course of this application.

pack

WSSC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	26/4
Listed Building Design	WSD + CO	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
National Planning Casework Unit	MFF	
Ministry of Defence Safeguarding - choose from either: general planning applications MO1, for Wind Turbines MOD, or for Offshore developments MO2		
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council/South Downs National Park)	WOR/CHI/HOR/ NMP/NP	
Landscapes	LDS	26/4
Aboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	26/4
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Windturbine Developments - Directorate of Airspace Policy - CAA Ministry of Defence Safeguarding MOD Ofcom - OFC, NERL Safeguarding-NATS-CTC - WFC		
TSU WILL ALWAYS DO:		
Relevant Parish Council		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SVA, VS + EM for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Ian Brewster - any tree applications (HOR)		
Environment Agency - if development in a flood plain (EA)		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Southern Gas Networks GBO (Check Utility Maps - applies in Shripney and Crossbush)		



PXC.

gdm architects

chartered architects

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tel: (01622) 760670

email: info@gdmarchitects.co.uk | fax: (01622) 760671 | website: www.gdmarchitects.co.uk



Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON, West Sussex
BN17 5LF

3279/20/TN/sg
13th April 2012

Dear Sirs

The provision of a building comprising of 6 No. two-bedroom and 3 No. one-bedroom flats at 115-117 Sea Road, East Preston

On behalf of our client, Oakhurst Developments Ltd, we submit for your consideration a re-application (of Planning Reference: EP/16/11) for the provision of a building comprising of 6 No. two-bedroom and 3 No. one-bedroom flats, at the above site.

Accordingly, we enclose the following for your consideration:

- 4 copies of duly completed Planning Application Form
- 4 copies each of the following:

P001 – Site Location Plan
P002C – Block Plan
P100C – Ground Floor Plan
P101C – First Floor Plan
P102C – Second Floor Plan
P103C – Roof Plan
P200C – South & West Elevations
P201C – North & East Elevations
P400C – Window Orientation Detail
P600C – 3D Visuals

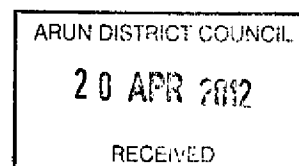
- 4 copies of Design & Access Statement.

In accordance with your terms, as this is a re-application within the permitted time constraints, there is no fee requirement.

We look forward to receipt of your formal registration of this application.

Yours faithfully


Tim Nutting
For and on behalf of
gdm architects



Encl.

directors: roland day MCIAT | glen ernest BSc RIBA

senior associate: daniel ridgwell | **associates:** paul trigg | kevin matthews BSc. (Hons.)

gdm design + management ltd trading as gdm architects

registered office: Invicta Business Centre, Monument Way, Orbital Park, Ashford, Kent, TN24 0HB

ARUN DISTRICT COUNCIL EP/40/12/

registered in England & Wales registration no: 2682747 VAT registration no: 619 0555 40



CDM CO-ORDINATOR

