

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



Mr. G. Whitehouse,
GWP Architects,
Fairfield House,
Fairfield Road,
BURGESS HILL,
West Sussex. RH15 8DB

19th October 2011

Your Ref:

Our Ref: FN/36/11/

Please ask for:
Mrs. Gardner
Planning Services
Direct Line: (01323) 727500

Dear Mr. Whitehouse,

LPA Ref: ^{FN/36/11/}
~~FP/193/11/~~

Proposal: Regeneration of Dilapidated Stableyard and Associated Buildings, comprising 1 No. Holiday Cottage, 2 No. New Dwellings (together with Replacement Dwelling, Ancillary Stables and Storage Barn as previously permitted under FN/437/09) to include Revised Vehicular access arrangements to provide separate access for Stables - amendment to Refusal FN/83/10 (this Application is a Departure from the Development Plan and lies within the South Downs National Park Authority)

Address: Soldiers Field, Soldiers Field Lane, Findon.

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://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 tenor 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 18th August 2010 and therefore qualifies for the provision of affordable housing. The commuted payment for the proposal is £22,516.00. 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 £150.00 is payable but again this is **not** payable until the commencement of development.

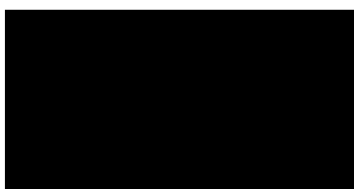
...../Cont'd

....2/Cont'd

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. The Council's 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 [REDACTED] for instruction. Once drafted Mr. Jones will send the legal agreement directly to the Applicant/s to sign and return to the Council.

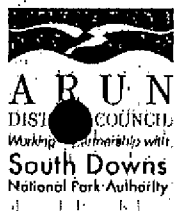
I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely,



Anita Gardner
Principal Planner

c.c. Delwyn Jones (Council Solicitor)



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

GWP Architects
Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8DB

Your Ref:
Our Ref : FN/36/11/
Please ask for:
Mrs A Gardner
Direct Dial: 01903 737529

21st September 2011

Dear Mr Whitehouse

The Town and Country Planning Act 1990 (as amended)

Regeneration of dilapidated stableyard & associated buildings, comprising 1 no. holiday cottage, 2 no. new dwellings (together with replacement dwelling, ancillary stables & storage barn as previously permitted under FN/37/09/) to include revised vehicular access arrangements to provide separate access for stables - amendment to refusal FN/83/10/ (This application is a Departure from the Development Plan & lies within the South Downs National Park Authority)

Soldiers Field Stables Soldiers Field Lane Findon BN14 OSH

Receipt No P88040

Amount: £ 1,340.00

VAT Number 193 5586 24

TOTAL PAID: £ 1,340.00

Thank you for your recent planning application, which was accepted as a valid application on 7th September 2011. It is being dealt with by Mrs A Gardner who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This application lies within the South Downs National Park. The application will be dealt with and determined by Arun District Council, acting as an agent for the South Downs National Park Authority (SDNPA) unless it is called in by the SDNPA, in which case you will be notified accordingly. Further details regarding this agency agreement can be found on the Council's website at www.arun.gov.uk.

PLEASE NOTE: The SDNPA reserves the right to 'call in' any application during the application process. If this should become necessary you will be informed in writing stating the reason for the 'call in'. Unless you are informed to this effect, your application will be determined by this Council, either under delegated powers, or under the Council's planning committee process, acting as an agent of the SDNPA.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed 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. A decision cannot be made until 20th October 2011 which is the end of the advertising period.



If you have not received a decision by 2nd November 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

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.

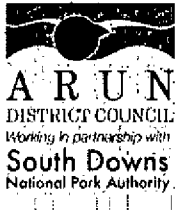
Please do not hesitate to contact us if you have any queries.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy





GWP Architects
Fairfield House
Fairfield Road
Burgess Hill
West Sussex.
RH15 8DB

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: FN/36/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Mr Whitehouse

14th September 2011

The Town and Country Planning Act 1990 (as amended)

**Regeneration of dilapidated stableyard & associated buildings, comprising 1 no. holiday cottage, 2 no. new dwellings (together with replacement dwelling, ancillary stables & storage barn as previously permitted under FN/37/09/) to include revised vehicular access arrangements to provide separate access for stables - amendment to refusal FN/83/10/ (This application is a Departure from the Development Plan & lies within the South Downs National Park Authority)
Soldiers Field Stables Soldiers Field Lane Findon**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

Please provide 1 electronic or 3 paper copies of existing floor plans in accordance with the guidance notes available on our website detailed below (click on National List).

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

If you are unable to download the required documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 28th September 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely,

Karl Roberts
Assistant Director Planning Services &
Housing Strategy



Siobhan Honney-Bayes

From: Carolyn Nysingh on behalf of Planning
Sent: 09 September 2011 11:34
To: Siobhan Honney-Bayes
Subject: FW: FN/36/11/ - Soldiers Field Stables Soldiers Field Lane Findon
Attachments: 10 157 06A.pdf; 10 157 locC.pdf; 3758_0001.pdf

From: Neil Millbank [mailto:neilm@gwparchitects.co.uk]
Sent: 07 September 2011 15:25
To: Planning
Cc: 'George'; grahamw@gwparchitects.co.uk; admin@gwparchitects.co.uk
Subject: FN/36/11/ - Soldiers Field Stables Soldiers Field Lane Findon

G W P Architects Ltd
Chartered Practice

FAO - Mrs S Honney-Bayes

Following your email of today, please find attached the information you have requested which I trust will allow completion of the validation of this application.

I would be grateful if you would confirm this point.

Regards,

Neil Millbank Project Director
BA(Hons) DipArch RIBA
Chartered Architect

Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB
Tel: (01444) 239019
Fax: (01444) 230761
neilm@gwparchitects.co.uk
<http://www.gwparchitects.co.uk>

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GWP Architects
Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8DB

Dear Mr Whitehouse

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: **FN/36/11/**
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445
6th September 2011

**The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)**

**Regeneration of dilapidated stableyard & associated buildings, comprising 1 no. holiday cottage, 2 no. new dwellings (together with replacement dwelling, ancillary stables & storage barn as previously permitted under FN/37/09/) to include revised vehicular access arrangements to provide separate access for stables - amendment to refusal FN/83/10/ (This application is a Departure from the Development Plan & lies within the South Downs National Park Authority)
Soldiers Field Stables Soldiers Field Lane Findon**

Thank you for your recent application which I received on 5th September 2011. It is being dealt with by Mrs S Honney-Bayes who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

I require 1 electronic or 3 paper copies of a revised location plan showing 2 named roads, in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide 1 electronic or 3 paper copies of a revised proposed plan (The Barn - drawing no. 10/157/p06). There is a store window shown on the north elevation and a small window shown on the west elevation (to right of car port) which are not shown on the ground floor plan.

Please provide 1 electronic or 3 paper copies of existing floor plans.

Please complete the validation checklist - all boxes must be completed even if not applicable. The checklist and guidance notes are available on our website detailed below (Full Application Forms - Full application - and click on Checklist)

pmac42

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 20th September 2011. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42

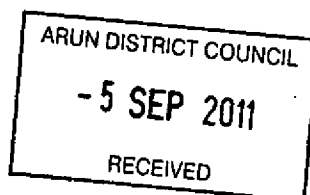
Fairfield House • Fairfield Road • Burgess Hill • West Sussex • RH15 8QB
Telephone: (01444) 239019 • Fax: (01444) 230761
Email: mail@gwparchitects.co.uk • www.gwparchitects.co.uk

AG
GWP
Architects

our ref: GW/de/10/157/C

1st September 2011

FAO: Mrs A Gardner
Principal Planner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Dear Mrs Gardner

RE: SOLDIERS FIELD STABLES, SOLDIERS FIELD LANE, FINDON, BN14 0SG. REGENERATION OF DILAPIDATED STABLE YARD AND ASSOCIATED BUILDINGS COMPRISING A HOLIDAY COTTAGE AND NEW RESIDENTIAL DWELLINGS TOGETHER WITH REPLACEMENT DWELLING AND ANCILLARY STABLE YARD AND STORAGE BARN ALL AS PREVIOUSLY PERMITTED UNDER ARUN DISTRICT COUNCIL REFERENCE FN/37/09 AND TO INCLUDE REVISED VEHICULAR ACCESS ARRANGEMENTS TO PROVIDE SEPARATE ACCESS TO STABLES.

Please find attached the following in support of a detailed application under The Town & Country Planning Act:

4 copies of the duly completed Planning Application Forms incorporating Certificate B and Agricultural Land Declaration.

A cheque in the requisite sum of £1,340.00

4 copies of Design & Access Statement.

4 copies each of my drawings numbered 10/157/Loc Rev B, 10/157/sk1, 10/157/sk01A, 10/157/02 and 10/157/p01, p02, p03, p04, p05, p06, p07.

I trust that upon examination you will find the application to be in order. Should you have any queries with regard to the above please do not hesitate to contact me.

As you know this submission follows a significant period of careful consideration and pre application consultation following determination of the proposal under LPA reference FN/83/10. You will see that I have endeavoured to follow your express preferences with regard to the layout and overall approach and the net result is a scheme substantially similar to that previously permitted, but with improved vehicular access arrangements. It is considered that the submitted scheme will have significant operational advantages for the ongoing equestrian use on the northern part of the site. As you will the present and proposed occupant is Tina Cook, a long established and successful rider at international and Olympic levels. Should this proposal be permitted, then it will allow the continuation of a long established equestrian link with Findon through this site, while also allowing the site to be shared with two new dwellings and an enhanced holiday cottage without cross circulation of horse boxes etc.

In the course of my normal practice I will contact you in 3-4 weeks time to see how the matter is progressing and to answer any queries you may have at that stage.

Thank you for your attention in this matter.

Yours sincerely


G. Whitehouse BA DipArch RIBA
Director
for GWP Architects.
grahamw@gwparchitects.co.uk

GWP Architects Limited

RIBA 
Chartered Practice



Anita Gardner

From: Anita Gardner
Sent: 03 January 2012 13:04
To: 'grahamw@gwparchitects.co.uk'
Subject: RE: Soldiers Field Our Ref: 10/157 your ref FN/36/11

Dear Mr Whitehouse,

Thankyou for your letter dated 09-12-2011.

I have spoken to Andy Elder, Housing Strategy and Enabling Manager, with regard to your letter and the timing of affordable housing payments. I can advise that variation of the timing of payments cannot be agreed to. This is on the basis of reasonableness and consistency.

The extant permission has been considered and is reflected in the Affordable Housing Payments sought in that the Farmhouse has been excluded from the payment calculations which relate only to 1x 3 bed cottage (£10,345) and 1x4 bed house (£12,171).

If finance does prove problematic at a later stage there is always the opportunity for your client to challenge the staggering of payments by demonstrating a case utilising the viability toolkit which is available on the Council's website.

I trust this information is of assistance.

Yours sincerely

Anita Gardner
Principal Planner

From: Graham Whitehouse [mailto:grahamw@gwparchitects.co.uk]
Sent: 09 December 2011 12:03
To: Planning
Subject: FW: Soldiers Field Our Ref: 10/157 your ref FN/36/11

Dear Mrs Gardner

Further to our telecon earlier see attached letter as discussed.
Any queries, just let me know.

Regards,

Graham Whitehouse Director BA DipArch RIBA
Chartered Architect
GWP Architects Ltd

Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB
Tel: (01444) 239019
Fax: (01444) 230761

grahamw@gwparchitects.co.uk
<http://www.gwparchitects.co.uk>

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Anita Gardner

From: Sue Bowley on behalf of Planning
Sent: 09 December 2011 12:38
To: Anita Gardner
Subject: FW: Soldiers Field Our Ref: 10/157 your ref FN/36/11
Attachments: 4128_0001.pdf

From: Graham Whitehouse [mailto:grahamw@gwparchitects.co.uk]
Sent: 09 December 2011 12:03
To: Planning
Subject: FW: Soldiers Field Our Ref: 10/157 your ref FN/36/11

Dear Mrs Gardner

Further to our telecon earlier see attached letter as discussed.
Any queries, just let me know.

Regards,

Graham Whitehouse Director BA DipArch RIBA
Chartered Architect
GWP Architects Ltd

Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

Tel: (01444) 239019

Fax: (01444) 230761

grahamw@gwparchitects.co.uk

<http://www.gwparchitects.co.uk>

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our ref: GW/de/10/157/C

9th December 2011

FAO: Mrs A Gardner
Principal Planner
Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Mrs Gardner

RE: YOUR REFERENCE FN/36/11. SITE ADDRESS: SOLDIERS FIELD, SOLDIERS FIELD LANE, FINDON.

I refer to our telephone conversation earlier today and pursuant to draft Planning Obligation Agreement as issued by your Legal Department yesterday in order to confirm the following:

1. The anticipated Planning Permission (under Delegated Powers) will contain the same schedule of conditions as attached to the extant Planning Permission reference FN/37/09, notwithstanding the addition of the Section 106 Agreement as now required.
2. Turning to the terms of the draft POA under paragraph 5 'Contributions Payable', I would respectfully request that consideration be given to varying the timing of the payment to ADC to read under the Due Date, 'on or before occupation of the first dwelling completed'.

I very much appreciate your consideration of the above and in support and mitigation of this proposal I would respectfully point out the following:

- (a) The extant permission reference FN/37/09 requires no Affordable Housing payment to be made to Arun District Council.
- (b) The nature of the site and the extent of enabling works and site clearance involved requires significant initial investment of both time and money before building works may be properly commenced.
- (c) The initial property to be constructed is intended to be the Farmhouse which will be for the continued occupation of the present residents and it seems somewhat harsh to require them to make an 'upfront' payment to the Council in order to commence what is effectively the rebuilding of their family home.
- (d) The amended payment schedule triggered by first occupation may be assessed with confidence by the Council as the initial residential element is already known and agreed and will not therefore be liable to the market forces which might delay a development of more speculative or commercial nature.

Thank you for agreeing to consider the above matter, your attention in this regard is much appreciated.

If I can be of any further assistance or provide you with any additional details please do not hesitate to let me know directly.

Yours sincerely

G. Whitehouse BA DipArch RIBA
Director
for GWP Architects.
gwhitehw@gwparchitects.co.uk



**Anita Gardner**

From: Anita Gardner
Sent: 04 November 2011 15:59
To: 'mail@gwparchitects.co.uk'
Subject: FN/36/11/ - Soldiers Field, Findon

Dear Mr Whitehouse,

I refer to the above application and note that drawing nos 10/157/p03, 10/157/p05, 10/157/p07, 10/157/p06A, 10/157/p04 and 10/157/p02 contain a note saying 'Do not scale from the drawing'. This is not acceptable as part of the submission of a planning application and I request that you confirm in writing that I can either delete this reference or amend it by adding 'except for planning purposes'.

Regards

Anita Gardner

<u>Anita Gardner</u> Principal Planner, Planning Department, <u>Arun District Council</u> Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 External: +44 (0) 1903 737529 E-mail: anita.gardner@arun.gov.uk
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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.
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