



Hillreed House Ltd
Hillreed House
54 Queen Street
Horsham
West Sussex
RH13 5AD

Dear Sir/Madam

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/56/11/

Your Ref:

Please ask for:

Mrs S Honney-Bayes
01903 737500 Ext 37445

19th December 2011

The Town and Country Planning Act 1990 (as amended)

Town and Country Planning Development Management Procedure Order 2010 (as amended)

**3 no. detached 5 bed houses with garages, parking & access
Downs Edge House Stable Lane Findon**

Thank you for your recent application which I received on 15th December 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 :-

No fee accompanied your application as is required by the Regulations. I suggest that the required fee is £1005 and would be grateful if you would forward a cheque for this amount to me as soon as possible. (Please note that cash can no longer be accepted at these offices)

This application requires a Flood Risk Assessment. Please refer to the guidance notes available on our website detailed below (click on Local List)

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)

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 2nd January 2012. 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 faithfully

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42



HILLREED

RESIDENTIAL DEVELOPMENTS

ARUN DISTRICT COUNCIL

19 DEC 2011

RECEIVED

Hillreed Homes Limited Hillreed House 54 Queen Street Horsham West Sussex RH13 5AD

t: 01403 264210 f: 01403 211172 w: www.hillreed.co.uk

Our Ref: AT/HC

The Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

15 December 2011

Dear Sirs,

Proposed development of three x 5 bedroom detached houses, garages, parking and access - Downs Edge, Stable Lane, Findon, West Sussex BN14 0RR

I refer to the above planning application which has been submitted to your Authority today via the Planning Portal (ref: 1740056).

I enclose a cheque in the sum of £1,005 in payment of the application fee.

I would confirm that we are prepared to enter into a Section 106 Agreement for infrastructure contributions in accordance with Circular 05/2005 and in this connection would be grateful if you would confirm the sums involved so that this can be progressed.

I trust that you will find the application in order and look forward to receiving validation.

Yours faithfully


ANDREW TOMLINS
LAND MANAGER
Email: andytomlins@hillreed.co.uk

7721964-0



Hillreed House Ltd
Hillreed House
54 Queen Street
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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: FN/56/11/
Your Ref:

Dear Sir/Madam

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

20th December 2011

The Town and Country Planning Act 1990 (as amended)

**3 no. detached 5 bed houses with garages, parking & access 9th this application lies within the
South Downs National Park Authority)
Land adj to Downs Edge House Stable 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:-

This application requires a Flood Risk Assessment. Please refer to the guidance notes available on our website detailed below (click on Local List)

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)

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 3rd January 2012. 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 faithfully

Karl Roberts
Assistant Director Planning Services &
Housing Strategy



HILLREED

RESIDENTIAL DEVELOPMENTS

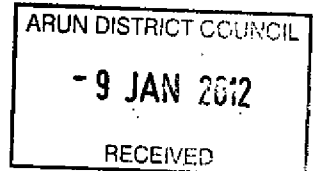
Hillreed Homes Limited Hillreed House 54 Queen Street, Horsham West Sussex RH13 5AD

t: 01403 264210 f: 01403 211172 w: www.hillreed.co.uk

Our Ref: AT/HC
Your Ref: FN/56/11

Mrs S Honney-Bayes
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

3 January 2012



Dear Mrs Honney-Bayes

Planning Application for three detached 5 bedroom houses with garages, parking and access – Downs Edge, Stable Lane, Findon, West Sussex BN14 0RR

I refer to your letters dated 19 and 20 December 2011 in connection with the above application, and to our telephone conversation on Tuesday 3 January 2012.

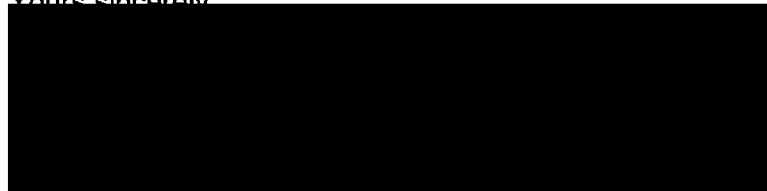
I apologise for the delay in responding, and as explained our office has only just reopened today after the Christmas break.

However, please find enclosed 4 copies of the Validation Checklist duly completed and a copy of the Environment Agency flood risk map with the location of the site edged in red, from which it can be seen that the site is not in a flood risk area, being on elevated ground at the edge of Findon village within the South Downs.

I understand that you have now received our covering letter with planning application fee cheque and trust that the application can now be formally validated, following which we are willing to discuss Section 106 terms.

Thank you for your assistance in this matter.

Yours sincerely,



LAND MANAGER

Email: andytomlins@hillreed.co.uk





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Hillreed House Ltd
Hillreed House
54 Queen Street
Horsham
West Sussex
RH13 5AD

Your Ref:
Our Ref : FN/56/11/
Please ask for:
Mr P Cleveland
01903 737631

13th January 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

3 no. detached 5 bed houses with garages, parking & access (this application lies within the South Downs National Park Authority)

Land adj to Downs Edge House Stable Lane Findon BN14 0RR

Receipt No P88828

Amount: £ 1,005.00

VAT Number 193 5586 24

TOTAL PAID: £ 1,005.00

Thank you for your recent planning application, which was accepted as a valid application on 9th January 2012. It is being dealt with by Mr P Cleveland 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 16th February 2012 which is the end of the advertising period.

If you have not received a decision by 5th March 2012 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 faithfully

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Mr A Tomlins
Hillreed House Ltd
Hillreed House
54 Queen Street
Horsham
West Sussex
RH13 5AD

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

Tel: 01903 737631
Fax: 01903 716019
DX: 57406 Littlehampton
Minicom: 01903 732765
e-mail: peter.cleveland@arun.gov.uk



Our ref: FN/56/11/

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

16th January 2011

Dear Mr Tomlins

LPA Ref: FN/56/11/
Proposal: 3 no. detached 5 bed houses with garages, parking & access.
Address: Land adj to Downs Edge House, Stable 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://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 £36,513. 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 £250 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. 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

PC.

Peter Cleveland
Senior Planner – East Team

cc. Delwyn Jones (Council Solicitor)