

Eve Hearsey

From: Christopher Hobden [REDACTED]
Sent: 30 December 2010 07:46
To: [REDACTED]
Cc: Eve Hearsey
Subject: RE: Soldiers Field Stables Findon FN 83/10

Attention Graham Whitehouse

Dear Graham

Thank you for listening to the concerns we have about planning application FN 83/10.

1. Drawing No.10/157/Sk03 shows 2 windows at first floor level in the southern gable end wall. These windows directly overlook our property, whereas in the planning consent already granted FN 37/09 there are no directly overlooking windows.
2. Boundary – Please note that your client's Southern boundary and our Northern boundary is the line of the existing stable buildings which are to be demolished. What will the design treatment be for the new boundary fence or wall? Our store building (situated where the East West boundary makes a 90 degree turn to the South) gains support on one side from the existing wall and has done since 1971 when both properties were in the same ownership..
3. FN 37/09 has the Bin Store building to the south of the main entrance. FN 83/10 (Drawing No.10/157/Loc) does not replicate this but shows the existing single storey building in that location demolished. Again the rear wall of this existing building defines the boundary between your client's property and ours and if it is to be demolished, please specify the design treatment you propose for the new boundary fence or wall.
4. Soldiers Field Lane is single track with no passing places for vehicles, there is a steep incline as it joins Convent Gardens. Vehicles entering Soldiers Field Lane from Nephcote Lane via Convent Gardens cannot initially see vehicles or pedestrians coming down Soldiers Field Lane. Conflicting traffic could make use of a passing place if this was included in the plans for the entrance to the new development. Horse transporter vehicles are large and cannot easily reverse back up the lane having left the stables, conflicting traffic therefore has to reverse down the incline into Convent Gardens/Nephcote Lane which is dangerous.

Generally we support the development of the existing stables and did not object in principle to Planning Application FN 37/09.

On a related subject, drainage for the new development will need to be considered as there is only a single 4.5 inch diameter foul drain serving your clients existing property and this discharges into the private manhole on our property; there will be insufficient capacity for the proposed development to use the existing system, what are your proposals?

We look forward to hearing your response to these concerns with the aim of reaching agreement and avoiding the need for formal objection.

With kind regards

Chris & Lis

Christopher & Elisabeth Hobden
Soldiers Field House

05/01/2011

Soldiers Field Lane
Findon BN14 OSH

From: Graham Whitehouse [mailto:graham.whitehouse@gwp-architects.co.uk]
Sent: 21 December 2010 12:16
To: Christopher Hobden
Subject: Soldiers Field Findon

Dear Mr Hobden

I refer to our telecon earlier this morning. Thank you for taking the trouble to discuss your concerns with me.

I have relayed our discussion to my client and await their instructions to amend as suggested. I will of course keep you informed.

Regards,

Graham Whitehouse Director BA DArch RIBA
Chartered Architect

Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

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Eve Hearsey

From: Graham Whitehouse [REDACTED]
Sent: 05 January 2011 09:48
To: 'Christopher Hobden'
Cc: Eve Hearsey
Subject: RE: Soldiers Field Stables Findon FN 83/10

Dear Chris

Thanks for your comments which are noted and agreed. I will tie up any similar minor "tweaks" and liaise further with Eve Hearsey.

Regards

Graham Whitehouse

From: Christopher Hobden [REDACTED]
Sent: 05 January 2011 09:21
To: [REDACTED]
Cc: Eve.Hearsey@arun.gov.uk
Subject: FW: Soldiers Field Stables Findon FN 83/10

Dear Graham

Many thanks for your helpful response yesterday to our email of 30th December.

I forgot to mention one further point which we noticed on the plans. Drawing 10/157/Sk06 has the proposed garage on our boundary, which is fine, but we request that the pitched roof is hipped at the South end (to match North end) as this will reduce the height and visual impact of the new building on our boundary.

Kind regards
Chris

Christopher & Elisabeth Hobden
Soldiers Field House
Findon BN14 OSH

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05/01/2011

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Regards,

Graham Whitehouse Director BA DArch RIBA
Chartered Architect

05/01/2011

Recommendation Report

Application No. FN/83/10

Committee ☐ - Date _____

Delegated ☒

	Date	Signature
Prepared by Case Officer	02-03-10 ~~31-01-10~~	
Agreed by Team Leader		
Agreed by H.O.P.S. / P.C.M. (if required)	3/3/11	
O.S. Extract requested		

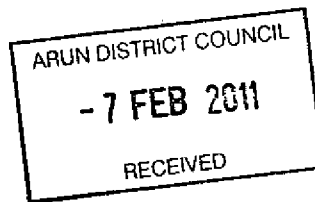
Comments:

One change!

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

4th February 2011

FAO: Mrs E Hearsey
Principal Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF



Dear Mrs Hearsey

RE: SOLDIERS FIELD STABLES, SOLDIERS FIELD LANE, FINDON, BN14 0SG. REGENERATION OF DILAPADATED STABLE YARD AND ASSOCIATED BUILDINGS COMPRISING 3 NO. HOLIDAY COTTAGES AS A NEW RESIDENTIAL DWELLING (WITH REPLACEMENT DWELLING AND ANCILLARY STABLE YARD AND STORAGE BARN AS PREVIOUSLY PERMITTED UNDER FN/37/09) WITH REVISED VEHICULAR ACCESS ARRANGEMENTS.

I refer to our telephone conversation earlier this week and attach as promised 3 copies of my main amended drawings numbered 10/157 sk01A, sk02, sk03A, sk04, sk05A, sk06A & 10/157 Loc A. As discussed these drawings incorporate certain minor amendments as advised to you following consultation with Mr & Mrs Hobden who own the property immediately to the south of the application site. These amendments include modification to the roof of the detached garage building to incorporate a hipped gable to the south elevation and the omission of 2 No. south facing windows to the proposed master bedroom at first floor level.

I understand that these drawings will be substituted for determination in lieu of the originally submitted plans as appropriate.

I was disappointed to learn that in spite of my best endeavours you are not minded to permit this scheme which I understand you consider obtrusive and damaging within the landscape and setting (within the context of the South Downs National Park) by virtue of the height and length of the principal dwelling.

I have relayed your opinion to my client and as I discussed with you this is clearly a matter which is likely to go to Appeal, but we would very much appreciate the opportunity to meet with you prior to determination in order to explore the extent of common ground between us and whether a mutually acceptable resolution may yet be agreed.

In addition to the amended plans as referenced above you will see I am also enclosing a block layout plan highlighting the footprint of the buildings as previously approved and which I believe demonstrates that the current application need not be viewed as an unacceptable/obtrusive addition in this location.

Given that both the principle and quantum of residential development has already been approved, I would suggest the need for an Appeal should be seen as a failure by both parties and hence my request to meet and explore common ground at this stage. I do hope you see this as a reasonable request and look forward to hearing from you.

Thank you for your continuing attention in this matter.


G. Whitehouse BA DipArch RIBA
Director
for GWP Architects.

cc. Mr & Mrs J Gifford

Anita Gardner

From: GWP Architects Admin [REDACTED]
Sent: 21 January 2011 12:05
To: Anita Gardner
Subject: Soldiers Field, Findon. ADC Ref: FN/83/10

Dear Ms Gardner

RE: SOLDIERS FIELD STABLES, SOLDIERS FIELD LANE, FINDON, BN14 0SG. REGENERATION OF DILAPIDATED STABLE YARD AND ASSOCIATED BUILDINGS COMPRISING 3 NO. HOLIDAY COTTAGES AS A NEW RESIDENTIAL DWELLING (WITH REPLACEMENT DWELLING AND ANCILLARY STABLE YARD AND STORAGE BARN AS PREVIOUSLY PERMITTED UNDER FN/37/09) WITH REVISED VEHICULAR ACCESS ARRANGEMENTS.

I refer to our telephone conversation yesterday. I understand you will be now working jointly to develop a report ahead of determination of this application. As the target determination date has passed and as I will be abroad this coming week, you have kindly agreed to discuss any potential revisions and feedback you may have upon my return during the first week of February.

I have already agreed with Ms Hearsey that in accordance with neighbouring owner's comments the Applicant will remove two south facing first floor bedroom windows from the main house and modify the proposed garage roof to incorporate a hip to the south pitch.

We have also discussed the potential to condition certain boundary treatment details.

During the course of our conversation yesterday you made reference to the size of the proposed dwelling. This is a matter we have of course addressed within the supporting documentation that accompanied the application. However, for the record I would wish to reiterate that our intention is to provide a building sympathetic in form and scale to the location, hence the design is a vernacular style traditional barn form with a simple linear layout and relatively low profile massing i.e. this is deliberately not a grandiose/country house design, but rather a low key solution which, particularly when viewed from the east, does not readily present as a single house but rather as a converted building which is not necessarily a single dwelling.

I look forward to discussing this and any other matters that may arise the week after next.

Thank you for your continuing attention in this matter.

Yours sincerely

G. Whitehouse BA DipArch RIBA

Director
for GWP Architects.
[REDACTED]

Fairfield House
Fairfield Road
Burgess Hill
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RH15 8QB

21/01/2011

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Cc: Eve Hearsey
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 Soldiers Field House
 Findon BN14 OSH

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05/01/2011

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Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr G Whitehouse
GWP Architects
Fairfield House
Fairfield Road
Burgess Hill
RH15 8QB

Your Ref:
Our Ref : FN/83/10/
Please ask for:
Ms E E Hearsey
Direct Dial: 01903 737768

23rd November 2010

Dear Mr Whitehouse

The Town and Country Planning Act 1990 (as amended)

Regeneration of dilapidated stable yard & associated buildings comprising 3no. holiday cottages & a new residential dwelling (together with replacement dwelling & ancillary stable yard & storage barn as previously permitted under ref FN/37/09) in lieu of 2no. detached dwellings & to include revised vehicular access arrangements to provide separate access to serve stables - Departure from the Development Plan

Soldiers Field Stables Soldiers Field Lane Findon

Receipt No P85690 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 22nd November 2010. It is being dealt with by Ms E E Hearsey 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.

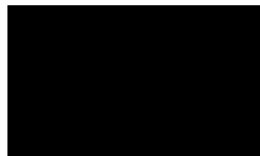
This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 23rd December 2010 which is the end of the advertising period.

If you have not received a decision by 17th January 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.

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

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Julie Grieves

From: George [REDACTED]
Sent: 22 November 2010 16:51
To: Julie Grieves
Subject: Ref: FN/83/10/ (Our Ref: 10/157)
Attachments: 2821_0001.pdf

Ref: FN/83/10/ (Our Ref: 10/157)

Dear Julie,

Thanks for your reply, please find attached, as requested a PDF copy of the Block Plan with the proposed works hatched.

Kind Regards,

George McLeod

Architectural Assistant
BA (Hons) Architecture, RIBA Part I

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

[REDACTED]

[REDACTED]

Dear Mr McLeod,

Thank you for your email & attached plans. Could you hatch the proposed works for this application on the block plan & not the works already approved & then email them back to me?

Many thanks

Julie Grieves
Technical Support Unit Assistant
[REDACTED]

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2/11/2010



Mr G Whitehouse
GWP Architects
Fairfield House
Fairfield Road
Burgess Hill
RH15 8QB

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: FN/83/10/
Your Ref:

Please ask for:
Mrs J Grieves
Technical Support Unit Assistant

Dear Mr Whitehouse

18th November 2010

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

Regeneration of dilapidated stable yard & associated buildings comprising 3no. holiday cottages & a new residential dwelling (together with replacement dwelling & ancillary stable yard & storage barn as previously permitted under ref FN/37/09) in lieu of 2no. detached dwellings & to include revised vehicular access arrangements to provide separate access to serve stables - Departure from the Development Plan
Soldiers Field Stables Soldiers Field Lane Findon

Thank you for your recent application which I received on 18th November 2010. It is being dealt with by Mrs J Grieves 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 block/site clearly showing the proposed works to this application clearly highlighted

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

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 December 2010. 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

Application No: FN/ 83 /10

Case Officer:

Planning Portal Ref:
 Receipt No:
 Amount:
 Date:

Cross/other ref:
 Additional receipt/refund:
 Amount:
 Date:

Site Number(s):
 Grid Reference: 512632 - 108715
 Flood Zone: Fluvial 1 2 3A 3B
 Tidal 1 2 3A 3B NONE

Flood Zone: Natural defences Yes (No) Listed Building: Yes (No)
 Public Sewer: Yes (No) Conservation Area: Yes (No)

Technical Notes:

Block plan clearly highlighting works to this application.

Registration Notes:

Departure.

History Files Y/N

APQ Please tick if there are any other statements required from the following:

Affordable Housing	Open Space
Bin Storage & Collection	Parking Layout/Access
BiBiodiversity	Planning
EIA	Retail Impact
Flood Risk	Structural
Heritage	Telecommunications
Land Contamination	Transport/Travel
Landscaping	Tree
Lighting	Ventilation
Loss of Retail Use	Walls
Noise	Street Scene Elevation

Date made complete:

Signed:

22.11.10

Dated: 18.11.10.

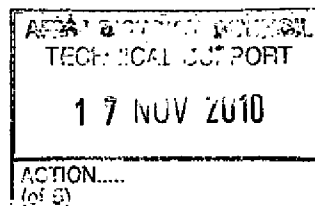
CONSULTATIONS LIST G:\TSU General\consultation sheet.doc (18/02/10)

WSCC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
WSCC Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
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	
South Downs Joint Committee	SCB	
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	
Government Office for the South East	MFF	
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	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHI/HOR/ NMP	
Landscapes	LDS	
Arboriculturist	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	
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	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Planning with a wind turbine consult NATS (use code WFC)		

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

15th November 2010

FAO: Ms E Hearsey
Principal Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Ms Hearsey

RE: SOLDIERS FIELD STABLES, SOLDIERS FIELD LANE, FINDON, BN14 0SG. REGENERATION OF DILAPADATED STABLE YARD AND ASSOCIATED BUILDINGS COMPRISING 3 NO. HOLIDAY COTTAGES AS A NEW RESIDENTIAL DWELLING (WITH REPLACEMENT DWELLING AND ANCILLARY STABLE YARD AND STORAGE BARN AS PREVIOUSLY PERMITTED UNDER FN/37/09) WITH REVISED VEHICULAR ACCESS ARRANGEMENTS.

Please find attached the following for your consideration as a detailed application under The Town and Country Planning Act:

- 4 No. copies of duly completed planning application forms incorporating Certificate B and Agricultural Holdings Certificate.
- 1 No. cheque in the sum of £1,340. (3 No. holiday cottages plus single new dwelling in place of the 2 No. previously permitted dwellings).
- 4 No. copies each of Design and Access Statement.
- 4 No. copies each of drawings Nos.: 10/157/01, 10/157/02, 10/157/LOC, 10/157/SK01, 10/157/SK02, 10/157/SK03, 10/157SK04, 10/157SK05, 10/157/SK06.

I trust that upon examination you will find the application to be in order, but should you have any queries please do not hesitate to let me know.

You will recall that we have briefly discussed this amendment, in particular, I would like to point out that the following merits of the submitted scheme as I see them:

- 1) This proposal results in no overall increase in built form or footprint above that already permitted.
- 2) The access arrangements allow separate, dedicated access gates for the new dwelling, separate from the ongoing equestrian establishment which is so well established on this site. This effectively segregates the movement of large horse boxes, trailers etc from lightweight domestic traffic including parking and turning for the new house.
- 3) The holiday cottages are now more discreet and may be operated without undue impact upon the new dwelling.
- 4) The scale and form of the previous scheme have been observed, a similar design approach adopted i.e. traditional/vernacular forms and scales respecting the setting.
- 5) The siting of the house further to the west means that building works are set further back from the open countryside.
- 6) Diminution of the number of proposed dwellings should ensure that traffic generation will be no more and indeed slightly less than the scheme previously permitted.

Cont'd .../2

7) The scheme has been designed in traditional farm building/stable yard form appropriate for it's setting and in common with the previously permitted scheme, will allow the removal of a group of substantial and unsightly buildings and hence be of general benefit to the setting.

In accordance with our normal practice, we will contact you in around three weeks to see if you require any additional information or have any queries.

I look forward to speaking with you again in due course.

Yours sincerely

G. Whitehouse BA DipArch RIBA
Director
for GWP Architects.

encls: ALL AS OUTLINED ABOVE.