



MEMO

FROM:

Delwyn Jones
Planning Solicitor
Ext: 37737
Ref: R/51/11
Dated : 18 July 2011

TO: Deeds Store Clerk

For circulation to :-

Hazel Aldington
Service Delivery and Monitoring Officer

FOR CIRCULATION TO :-

Planning Case Officer
Local Land Charges Officer
Planning Admin
Accountancy
Affordable Housing

SITE NAME: 2 Broadmark Lane and 18 Vernon Close Rustington
PARTY NAME: Ormond Limited
PLANNING OBLIGATION COMPLETION

The above is now completed.

DEEDS STORE CLERK:

The original planning obligation is attached.

Please place the original planning Obligation attached in the Deeds Store.

Before you do so please make one copy and attach to this memo and forward it to the Service Delivery and Monitoring Officer. The SD&MO will then copy the deed scan into the Ocella records and circulate it to the other addressees of this memo.

SERVICE DELIVERY & MONITORING OFFICER

Please on receipt of this memo and enclosure scan it and make hard copies of it and then circulate to all the above addressees and update Ocella. Please note that the developers have not stated the Council's usual deadline to spend the money paid to the Council for these purposes ie 15 years but have instead unilaterally stated a deadline of 10 years.

They are able to do this, this being a unilateral undertaking.

PLANNING OFFICER:

Please issue planning permission. A copy of the planning obligation is on the file.

LOCAL LAND CHARGES OFFICER:

Please register this planning obligation as a Local Land Charge. A copy of it is attached.

ALL OF YOU

A summary of the provisions of the obligation is:

Obligation	Time Limit
ADC	
Affordable housing £87625	On start of development

PLANNING ADMIN:

A copy is enclosed for your files. Please enter this on the Planning Register as a PE format.

The legal fees received for the preparation of this agreement were £200 –demanded but not yet paid .

Delwyn Jones
Planning Solicitor

DATED 14th July

2011

ORMOND LIMITED

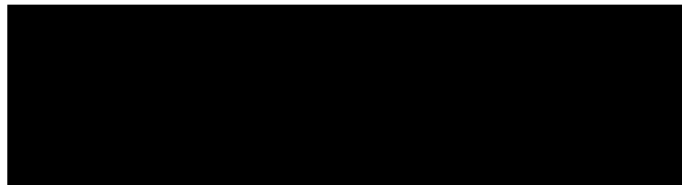
to

ARUN DISTRICT COUNCIL

UNILATERAL UNDERTAKING PURSUANT TO SECTION 106 OF THE TOWN AND
COUNTRY PLANNING ACT 1990 AND OTHER POWERS IN RELATION TO:
Land at Broadmark Lane and Vernon Close, Rustington

Wedlake Bell

52 Bedford Row
London
WC1R 4LR



THIS DEED OF UNDERTAKING is made the day of 2011

TO: ARUN DISTRICT COUNCIL of Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF, (herein referred to as the "Council")

BY: ORMOND LIMITED (Company registration number 05869146) of Anson Court, La Route des Campes, St Martins, Guernsey GY1 3UG (hereinafter called "the Owner");

RECITALS:

1. The Owner wishes to construct the Development pursuant to the Permission upon the Site.
2. The Owner is the freehold owner of the land comprising:
 - (a) the land known as 18 Vernon Close Rustington, Littlehampton BN16 2NR which is registered with Title Absolute under Title Number WSX 20887 at H.M. Land Registry edged red on Plan A; and
 - (b) the land known as 2 Broadmark Lane Rustington, Littlehampton BN16 2NN which is registered with Title Absolute under Title Number WSX316822 at H.M. Land Registry edged red on Plan B; and
 - (c) the land known as 4 Broadmark Lane Rustington, Littlehampton BN16 2NN which is registered with Title Absolute under Title Number WSX110778 at H.M. Land Registry edged red on Plan C.
3. The obligations contained in this Deed of Undertaking are planning obligations for the purposes of section 106 of the Act.
4. The Council is the local planning authority for the purposes of Section 106 of the Act and as such is the local planning authority entitled to enforce the planning obligations hereinafter recited.
5. The Owner has procured the making of the Planning Application for permission under the Act for the Development. The Council refused the Planning Application by notice dated 5 May 2011 and the Owner lodged the Appeal.

	compound site surveys and investigations and "commence" and "commenced" shall be construed accordingly
"the Contribution"	the sum of £87,625 (eighty-seven thousand six hundred and twenty-five pounds) for the provision of Affordable Housing
"the Development"	the demolition of existing dwellings and construction of 11 no. apartments with parking and access
"the Fees"	The Council's legal fees of £200 and the Council's monitoring fees of £300 taken together
"the Inspector"	the inspector appointed by the Planning Inspectorate to determine the Appeal
"the Land"	the area of land shown edged red on Plans A, B and C being 2 and 4 Broadmark Lane and 18 Vernon Close Rustington taken together
"Plan A " "Plan B" and "Plan C"	the plans annexed hereto and labelled Plan A, Plan B and Plan C respectively
"Planning Application"	the planning application submitted to the Council under the reference R/51/11 for the Development
"Planning Permission"	planning permission to be granted for the Development pursuant to the Planning Application

1.2 Any covenant by the Owner not to do any act or thing shall be deemed to include an obligation not to permit or suffer such act or thing to be done by another person where knowledge of the actions of the other person is reasonably to be inferred.

1.3 Any references to any particular statute include any statutory extension, modification, amendment or re-enactment of such statute and also include any subordinate instruments, regulations or orders made in pursuance of it

1.4 Where under this Deed of Undertaking any notice, approval, consent, certificate, direction, authority, agreement, action, expression of satisfaction is required to

4. GENERAL PROVISIONS

IT IS HEREBY AGREED AND DECLARED that:

- 4.1 The covenants on behalf of the Owner to be observed and performed under this Deed of Undertaking shall be treated as Local Land Charges and registered at the Local Land Charges Registry for the purposes of the Local Land Charges Act 1975; and
- 4.2 The Owner hereby agrees to observe and perform the covenants set out in the Schedule
- 4.3 Nothing in this Deed of Undertaking shall prohibit or limit the right of the Owner or any successor in title to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) either before or after the date of this Deed of Undertaking.
- 4.4 If the Planning Permission lapses without having been implemented shall be quashed or revoked at any time or if the Owner before Commencement of the Development implements any subsequent planning permission which is inconsistent with the Planning Permission then this undertaking shall cease to have effect
- 4.5 No party shall be bound by the obligations in this Deed of Undertaking in respect of any period during which it no longer has an interest in the Land save in respect of any antecedent breaches.
- 4.6 No covenants or obligations contained in this Deed of Undertaking shall be binding upon any part of the land that may in future be acquired by a statutory undertaker for the purposes of its undertaking or operational land as defined in Sections 262 of the Act.

5. INTEREST

- 5.1 Without prejudice to any right remedy or power herein contained or otherwise available to the Council if any payment of any sum referred to herein shall have become due but shall remain unpaid for a period exceeding twenty one days the Owners shall pay on demand to the Council interest thereon at the interest rate of three per centum per annum above the base lending rate of the National

**EXECUTED as a DEED by
ORMOND LIMITED acting
by a director and secretary or
two directors**

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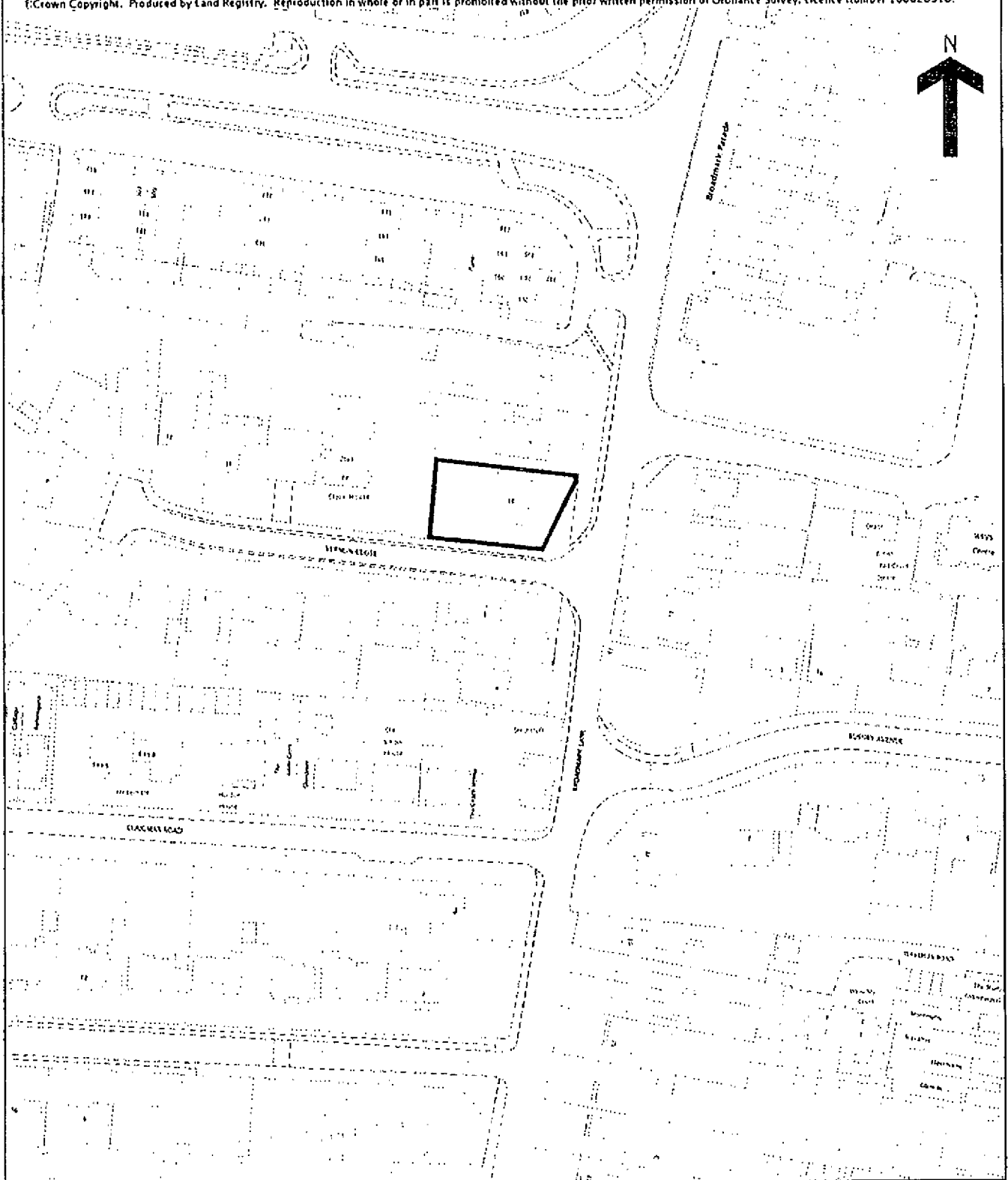
LIMITED

Land Registry
Official copy of
title plan

Title number **WSX20887**
Ordnance Survey map reference **TQ0502SW**
Scale **1:1250**
Administrative area **WEST SUSSEX : ARUN**



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PLAN A

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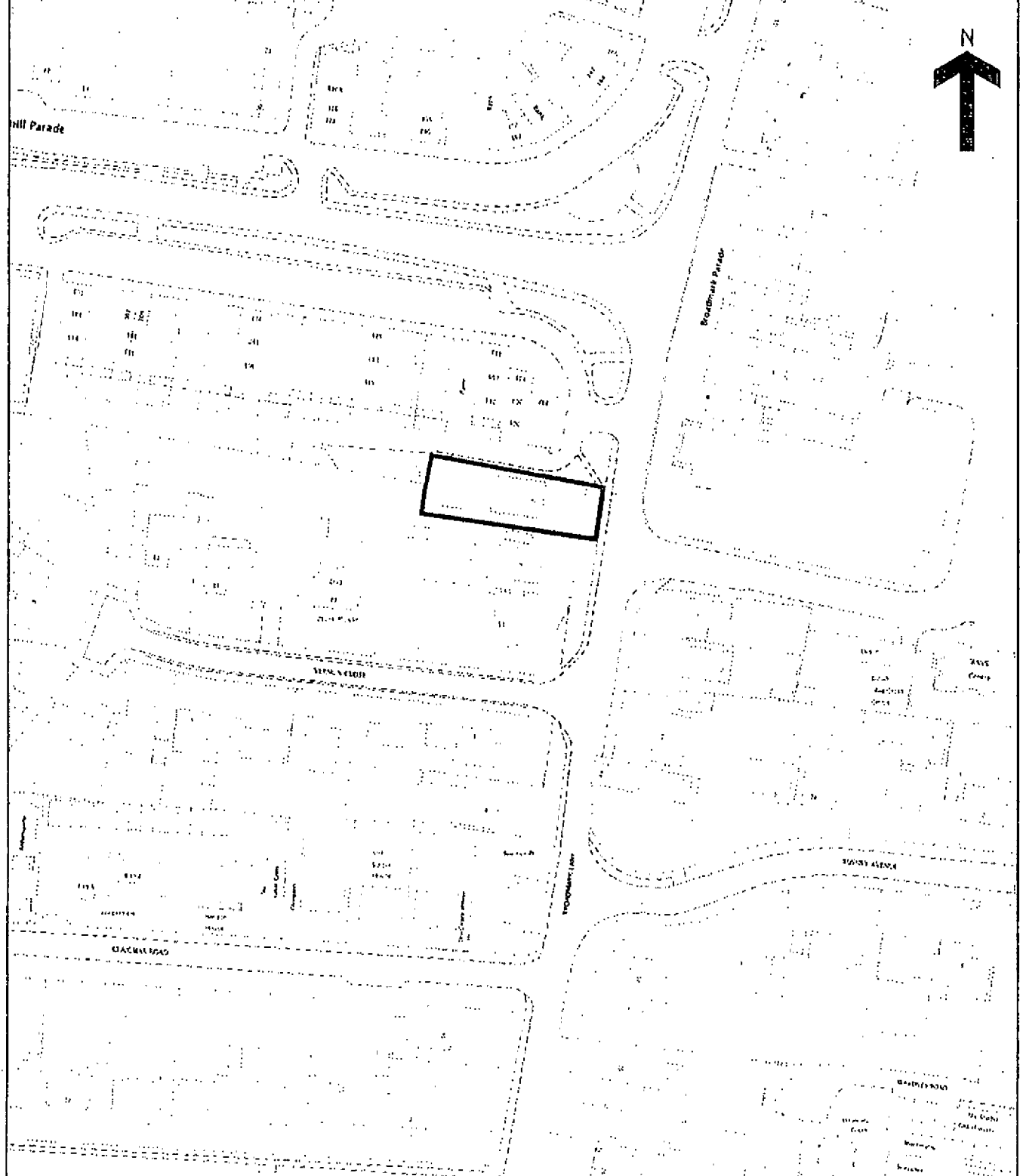
This official copy is incomplete without the preceding notes page.

Land Registry
Official copy of
title plan

Title number **WSX316822**
Ordnance Survey map reference **TQ0502SW**
Scale **1:1250**
Administrative area **WEST SUSSEX : ARUN**



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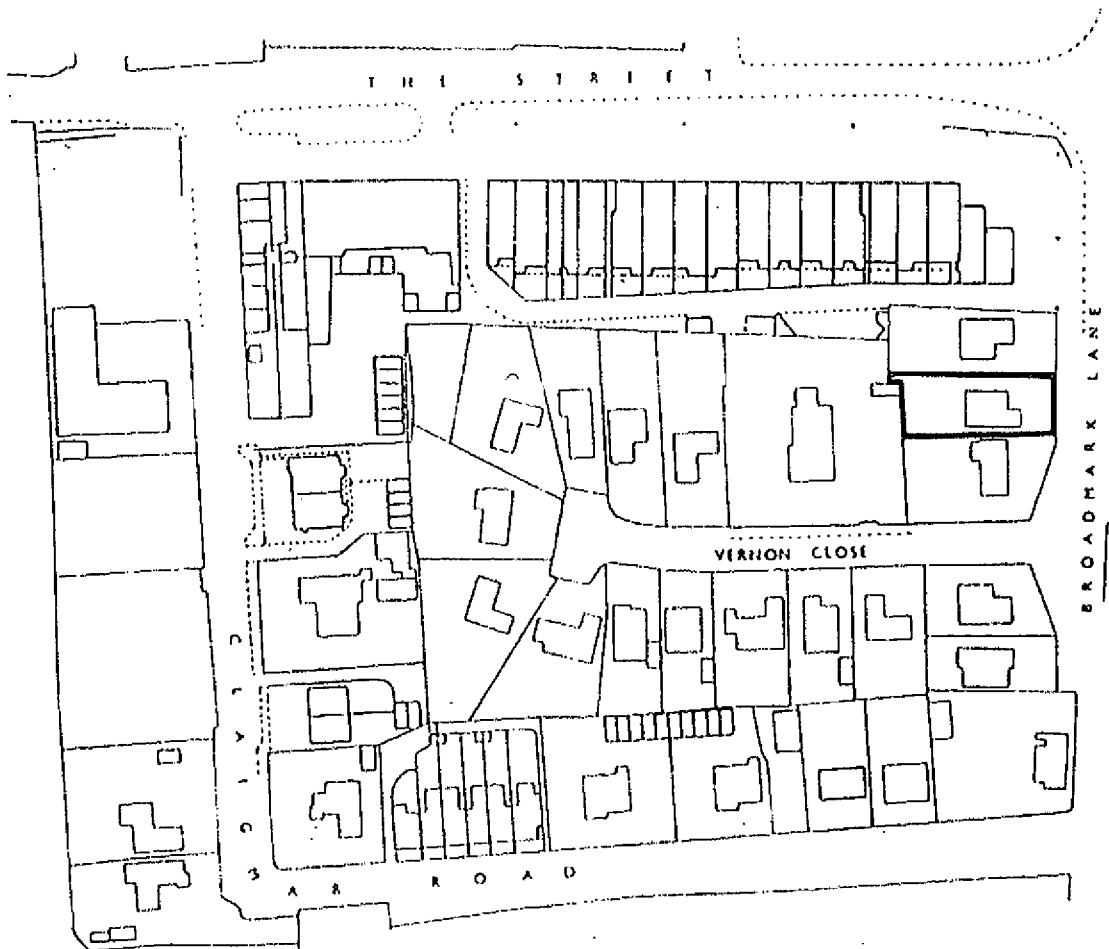
PLAN B

This official copy is incomplete without the preceding notes page.

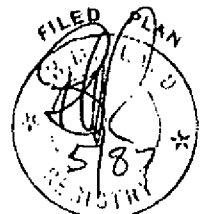
H.M. LAND REGISTRY		TITLE NUMBER	
		WSX 110778	
ORDNANCE SURVEY PLAN REFERENCE @	COUNTY	SHEET	NATIONAL GRID
	WEST SUSSEX		TQ 0502
Scale: 1/1250		ARUN DISTRICT	© Crown Copyright 1976



AUSTINGTON PARISH



PLAN C



SCHEDULE

PAYMENTS

1. The Owner for itself and its successors in title hereby covenants with the Council as follows:
 - 1.1 to pay the Contribution prior to Commencement of the Development; and
 - 1.2 to pay the Fees upon the grant of Planning Permission. For the avoidance of doubt the Fees are standard charges and shall not preclude the Council from claiming and receiving any additional monitoring and legal or enforcement costs above and beyond these standard charges when circumstances require that they be incurred in pursuing full compliance with this Deed of Undertaking whenever through the courts or otherwise.
2. The Contribution shall be index linked by reference to BCIS Index from the date of the Planning Permission until the date of payment with the intention that it shall be used towards the provision of Affordable Housing within Arun District
3. The Contribution is paid with the intention that:
 - 3.1 It will be applied by the Council or its agents to the provision of Affordable Housing within the district of Arun; and
 - 3.2 Any unexpended part of the Contribution remaining on the tenth anniversary of its payment shall be returned with any accrued interest to the party who made the payment.



Jon Baeza

From: Hazel Aldington
Sent: 25 July 2011 15:50
To: Anita Gardner; Christine Bardwell; Andy Elder; Delwyn Jones
Cc: Juan Baeza
Subject: New s106 agreement
Attachments: R 51 11.pdf

Dear All

Please find attached a new s106 agreement in respect of 2 & 4 Broadmark Lane & 18 Vernon Close, Rustington.

Please note that the planning application in respect of this development has been refused. I will advise if an appeal is lodged and is successful.

Please note that the contribution for monitoring fees is £50 less than it should have been. Please ensure that every effort is made to ensure the correct sums are shown in agreements/unilateral undertakings. Monitoring fees are only due if planning permission is granted so they are not due as planning permission refused at this time. I note also that Delwyn Jones' legal fee appears to remain outstanding. These factors ought to be accounted for should an appeal be lodged.

Hazel

Hazel Aldington | Service Delivery and Monitoring Officer, Planning and Housing Strategy, Arun District Council |
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37792 | External: +44 (0) 1903 737792 | E-mail: hazel.aldington@arun.gov.uk

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



Save the environment - think before you print.



**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 9 May 2011

FROM: Matthew Bartle

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: R/51/11 – construction of 11 apartments

2 & 4 Broadmark Lane & 18 Vernon Close, Rustington BN16 2NN

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

X

**More Information
Refusal**

It is understood that the application has already been determined. The County Council's views on the application are stated below.

Transportation

The applicant has provided details of access and parking and briefly estimated the traffic impact of the proposal. The County Council accepts the proposed 2.4mX24m visibility splay as being consistent with the low traffic speeds expected in Vernon Close and also the estimated and proposed parking allocation of 9 and 12 spaces respectively. The proposed two disabled parking spaces and secure communal cycle store for 12 bicycles are welcomed. The proposed footway to the west of the buildings within the development shown on plan number 0978-P-104-P1 should be built to a width consistent with current footway standards. The applicant should ensure that details of refuse collection and access for emergency vehicles are made clear.

The net increase in dwellings compared with the current use of the site is 8. Such an increase is below the County Council's threshold of 10 dwellings which would justify a road safety audit. In addition the Vernon Close is a no through road giving access to approximately 14 dwellings and the potential for traffic from the development to interact with existing traffic is likely to be slight. Estimated traffic levels from the development are not high enough to justify alterations to the junction of Vernon Close and Broadmark Lane. No road safety audit is therefore required for this development.

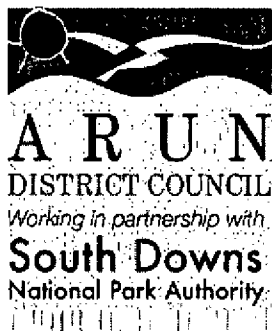
The County Council understands that there is local concern that a footway should be provided on Broadmark Lane adjacent to the property known as Bumble Cottage. This idea is not well-related to the proposed development and is not on any likely pedestrian desire lines to and from the development and motor traffic impacts of the development will be minimal. The County Council therefore considers that there is no justification for requesting the applicant to contribute towards the provision of such a footway or any other highway improvement in the vicinity.

Provision of Service Infrastructure Related to Development

WSCC will not be seeking S106 Contributions for the above application. As a result of the proposal, the Education contribution is a negative, there is no TAD and the County Council do not seek for libraries in Rustington.

**Matthew Bartle
Local Development**





TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Application Ref: R/51/11/

1 To Addressee

RHPC
Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH

2 Site Address

2 & 4 Broadmark Lane &
18 Vernon Close
Rustington
BN16 2NN

3 Description of Development

Application for outline planning permission with some matters reserved for demolition of existing dwellings & construction of 11 no. apartments with parking and access. Resubmission following R/213/10.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

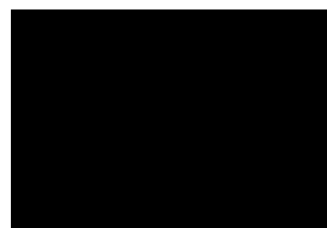
- REASON 1** The site by virtue of its size and shape is considered unsuitable to accommodate 11 flats and associated parking and amenity space, particularly given the height of the proposal and its proximity to the road frontage and in the position proposed without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and obtrusive form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan and PPS3, Housing.
- REASON 2** The proposed development makes no contribution towards affordable housing provision and is thereby contrary to the aims and objectives of PPS3 and the Council's interim affordable housing policy adopted on 18 August 2010.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs A Gardner

Date of Decision: 5th May 2011

Date Decision Issued: 5th May 2011



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO PLANNING APPLICATION TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in case of a householder appeal) of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning

Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

Recommendation Report

Application No. R/S/11

Committee ☐ - Date _____

Delegated ☒

	Date	Signature
Prepared by Case Officer	27/4	
Agreed by Team Leader	4/5/11	
Agreed by H.O.P.S. / P.C.M. (if required)		
O.S. Extract requested		

Comments:



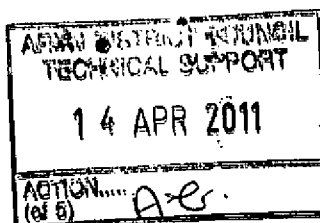


Rustington Parish Council

Council Offices, 34 Woodlands Avenue, Rustington, West Sussex BN16 3HB

Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our ref: CW/CH/PLAN/11
Date: 14 April 2011



Dear Sir

R/51/11 - Application for outline planning permission with some matters reserved for demolition of existing dwellings and construction of 11 No. apartments with parking and access. Re-submission following R/213/10 - 2 and 4 Broadmark Lane and 18 Vernon Close, Rustington

My Council has considered this application and wishes to object to it specifically on the following grounds:-

- (a) The proposal falls just outside the "Principal Shopping Area" (Local Plan Designation) where the buildings are of considerable ridge height providing accommodation over change to single storey (mostly) residential buildings. There is not a precedent or reason therefore for the massing of the proposal
- (b) The relationship of the proposal to Vernon Close is poor
- (c) The proposal is an over development of a particularly unwelcome type. The height of the building is masked in the design by a shallow pitched roof
- (d) The modern style of the building is out of character within the group of buildings in the area, which also include buildings from the Victorian period or earlier
- (e) The proposal seeks to replace 3 No. single storey buildings with 11 No. flats in three storeys, in the main
- (f) The proposal is out of keeping of the scale evident in the street scene described above
- (g) The East elevation (front) of the proposal front is forward of the visually important building line created by the existing line of No. 137 The Street to No. 1 Vernon Close (see Block Plan)

Cont/...



Working for the local Community

Rustington Parish Council operates an open file policy. Any correspondence with the Council may become public. For the Purposes of the Data Protection Act Rustington Parish Council is the Data Controller.

VAT Registered: 946 2052 29



24
1

- (h) The architectural style of the building is attractive but wholly inappropriate in this location, in both scale and design
- (i) With respect to Arun District Council Local Plan 2003, saved Policies (which will form part of the Local Development Plan), GEN 7 provides for development that:-
 - (ii) Demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;

The proposal clearly does not

- (iv) Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;

The proposal does not accord with this:

- (vii) Allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians.

The intensification of occupation from 3 small separate dwellings (2 No. 2 bed and 1 No.3 bed) to 11 No. flats, will give rise to an increase in pedestrian and vehicular movements.

And, finally:

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

Clearly this not the case in respect of this application, as the proposal seeks to create a building of inappropriate size and to lose an important part of the frontage of the existing properties, as described above.

My Council also has the following general objections to make in respect of this application:

- (1) The proposal would present an over-dominant appearance and would have a damaging impact, by reason of its height, shape and mass, on the residential amenities of surrounding properties and the appearance of the street scene

Cont/..2.



- (2) Vernon Close is a small cul-de-sac in close proximity to the Village centre, where all properties, with the exception of No. 17, are bungalows
- (3) The proposal would result in a serious loss of privacy for the occupiers of the properties to the south, south-west and west, by reason of overlooking and a severe loss of privacy. This would most certainly adversely affect the quiet enjoyment of the occupiers of the aforementioned properties
- (4) The addition of 11 No. properties, in this vicinity, would place yet further pressure on an already over-loaded sewage and drainage system, which is evidenced by the recurring flooding problems in close proximity to the site, during adverse weather conditions, to the detriment of its effectiveness and efficiency
- (5) This type of development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in this vicinity, the cumulative effect of which would be to completely alter the character of the locality to the serious detriment of the amenities of the area
- (6) The proposal, by reason of the number of units proposed, would generate an unacceptable increase in the volume of traffic and associated activity in Vernon Close, a very busy, narrow and regularly congested cul-de-sac, which would be detrimental to the amenities and quiet enjoyment of the neighbouring properties
- (7) The formation and use of a new access to the public highway at this point would add to the hazards of highway users to an intolerable degree and, in the absence of major improvements to the highway infrastructure to cater for the increase in traffic generated by the proposal, traffic conditions on the existing road network, in close proximity to an already congested road junction, would be materially worsened
- (8) The proposed development would be likely to attract standing vehicles which would interrupt the free-flow of traffic on the public highway in both Vernon Close and Broadmark Lane, and thereby add to the hazards of road users in this vicinity.

In view of the aforementioned objections, my Council would urge the local Planning Authority to refuse this application.

Mrs Carole Ward
Clerk of the Council



Planning and Development Services
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your Ref
R/51/11/
Our Ref
S/AR/2011/51
Date: 08/04/2011

Dear Sir,

Proposal: Application for outline planning permission with some matters reserved for demolition of existing dwellings & construction of 11 no. apartments with parking and access Resubmission following R/213/10.
Site: 2 & 4 Broadmark Lane & 18 Vernon Close, Rustington, Littlehampton, West Sussex BN16 2NN.
R/51/11/

Thank you for your letter dated 14/03/2011.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk".

The Council's Building Control officers/technical staff or environment agency should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

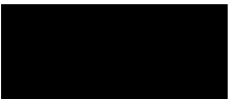
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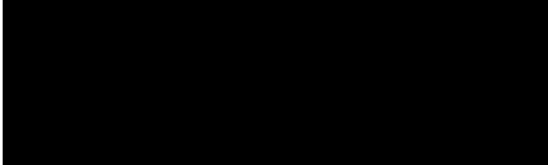
ARUN DISTRICT COUNCIL R/51/11/

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water".

Yours faithfully



Network Development
Atkins Ltd, for Southern Water





SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: TQ0502SW

Scale: 1:1000

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

ARUN DISTRICT COUNCIL B51411/

Southern Water

Printed By: Ponnannv

Date: 7-4-2011

Southern Water MapGuide Browser

Requested By:





Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF
Tel: (01903) 737500
Fax: (01903) 716019
DX: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk



Mr. R. Huntley,
Rob Huntley Planning Consultancy,
Stratfield House,
265 High Street,
Crowthorne, Berkshire.
RG45 7AH

13th April 2011

Your Ref:

Our Ref: R/51/11

Please ask for:
Mrs. Gardner
Planning Services
Direct Line: (01903) 737529

Dear Mr. Huntley,

**Application for outline planning permission with some matters reserved
for demolition of existing dwellings and construction of 11 no. apartments
with parking and access.
Resubmission following R/213/10
2 and 4 Broadmark Lane and 18 Vernon Close, Rustington**

Thank you for your letter dated 11th April 2011. In terms of the financial viability aspect a report was put to Members of the views of Adams Integra who undertook our viability study and that showed that in theory the proposal was appropriate. The policy is in its infancy but we are monitoring it in practice to see if there are viability issues.

Affordable housing is not covered by the Community Infrastructure Levy Regulations but Circular 5/05 does apply. Affordable housing is required in all areas of the district.

I trust this information is of assistance.

Yours sincerely,

Anita Gardner
Principal Planner



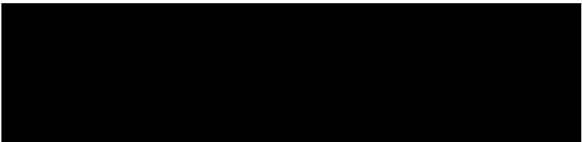
Anita Gardner

From: Karl Roberts
Sent: 11 April 2011 12:20
To: Nikolas Antoniou; Daniel Vick; Anita Gardner
Cc: Andy Elder
Subject: RE: R/51/11 2-4 Broadmark Lane and 18 Vernon Close, Rustington

Dear all,
 on the financially viable bit we did report to members the views of Adams Integra who undertook our viability study. That showed the proposal was okay in theory. What we are doing is monitoring the policy in practice to see if there are viability issues.

AH is not covered by the CIL regs. Circular 5/05 however applies. We have need in all areas. Why dont they feel the policy meets the tests. just highlighting that 5/05 applies is not sufficient

Karl Roberts
Assistant Director of Planning Services & Housing Strategy



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

From: Nikolas Antoniou
Sent: 11 April 2011 12:09
To: Daniel Vick; Anita Gardner
Cc: Karl Roberts; Andy Elder
Subject: FW: R/51/11 2-4 Broadmark Lane and 18 Vernon Close, Rustington

Dan

See letter attached. Can you assist and discuss with Anita and myself. So far Anita and I have sent responses back to the agent stating that there is a need to comply with the affordable housing policy and that many such agreements have been entered into. We also suggested that the agent speak with Andy Elder should he wish to know more about the policy and its operations.

The agent is clearly pushing the point regarding the soundness of the policy and I am also copying this to Karl and Andy in case they have any views. This could result in the first appeal which tests the robustness of the policy.

Kind Regards

Nikolas Antoniou MRTPI
Head of Development Control

Arun District Council
Tel: 01903 737799

From: Anita Gardner
Sent: 11 April 2011 12:04
To: Nikolas Antoniou
Subject: FW: R/51/11 2-4 Broadmark Lane and 18 Vernon Close, Rustington

Nik,
I have received the attached in response to my e-mail which included the wording you suggested. Please can you advise how to proceed with another reply.
Anita

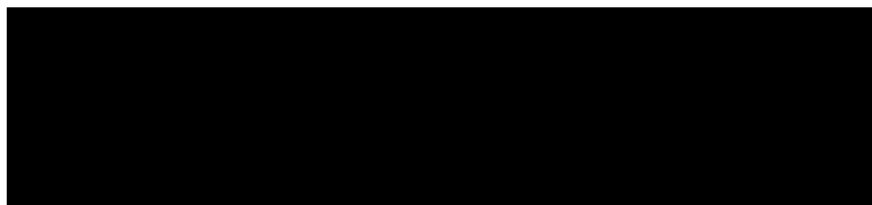
From: Sue Bowley **On Behalf Of** Planning
Sent: 11 April 2011 11:27
To: Anita Gardner
Subject: FW: R/51/11 2-4 Broadmark Lane and 18 Vernon Close, Rustington

From: Rob Huntley [REDACTED]
Sent: 11 April 2011 11:16
To: Planning
Subject: R/51/11 2-4 Broadmark Lane and 18 Vernon Close, Rustington

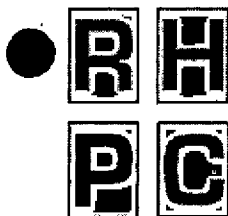
FAO Mrs A Gardner

Dear Mrs Gardner,
Thank you for your letter of 8 April, which I received today. Please see my attached reply. I look forward to receiving the explanation and clarification requested in this letter and in my earlier letters of 17 and 30 March.

RHPC
Rob Huntley BSc DipTP MRTPI
Stratfield House
265 High Street
Crowthorne
Berks
RG45 7AH



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Rob Huntley Planning Consultancy
Stratfield House
265 High Street
Crowthorne
Berks
RG45 7AH

Mrs A Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex

BN17 5LF

Our Ref
Your Ref
Date

R/51/11
11 April 2011

Dear Mrs Gardner,

**PROPOSED RESIDENTIAL DEVELOPMENT AT
2-4 BROADMARK LANE AND 18 VERNON CLOSE, RUSTINGTON
PLANNING APPLICATION REF R/51/11**

Thank you for your letter of 8 April in reply to my letter of 17 March. I also wrote on 30 March in reply to your letter of 16 March which had crossed with my earlier letter. With respect, your letter does not address the specific matters on which I have sought clarification.

The Council's interim policy is explicit in seeking a contribution towards affordable housing in respect of schemes of fewer than 15 units, "*subject to further research to ensure this is financially viable*". In my letters I requested details of the "further research" mentioned in the Council's resolution, and also an explanation of how such a contribution, in this case, would be consistent with the provisions of circulars 6/98 and 05/2005, and the Community Infrastructure Levy Regulations 2010.

Without such explanation, I can't see how the applicant or the decision maker could be satisfied that the statutory and policy provisions would be complied with. The fact that other applicants may have been willing to enter into Agreements to secure such contributions in what may be similar cases, does not alter the need for it to be demonstrated that the statutory and policy provisions would be met in respect of such a requested contribution in this case.

As I have previously explained my client is, in principle, willing to provide a planning obligation [either by Agreement or unilaterally], to secure contributions, and any other relevant matters, where these would meet the legislative and policy tests. You have indicated that the Council is likely to refuse the application in any event, for other reasons, so an appeal may therefore ensue. In that case the ultimate decision maker would be an Inspector who would need to address the affordable housing point specifically, in addition to any other issues that may be raised. This makes it all the more necessary to provide the clarification and explanation requested in my letters of 17 and 30 March.

I look forward to hearing from you in this regard as soon as possible.

Yours sincerely,


Rob Huntley





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14

WEST,SUSSEX COUNTY COUNCIL CAR OWNERSHIP PARKING DEMAND TOOL

This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact darryl.hemmings@westsussex.gov.uk.

Please input the ward name for your development location below by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please input postcode into the Ward Finder. The tool will allow input up to 3 wards in the boxes below. Please refer to notes for more details.

Ward 1	Rustington West
District	Arun
Ward 2	
District	
Ward 3	
District	
Ward Tempro Factor 2009-2026	1.095580
District Tempro Factor 2009-2026	1.067644



west
sussex
county
council

Ward Finder

bn162nn

Ward

Rustington West Ward

Note:

No special provision need be made for visitors where at least half of the total parking provision with a development is unallocated. In other circumstances, it may be appropriate to allow for a demand for visitor parking of up to 0.2 spaces per dwelling.

In areas of parking constraint, levels of provision below predicted demand may be applicable.

The tool is expressed as number of Rooms (Per Unit). If data is not available in this format and n Bedrooms is used this will need to be converted. A general guide for conversion is as follows but in some cases.

Houses

1 bed = 3 rooms

2 bed = 4 rooms

3 bed = 5 rooms

4 bed = 6 rooms

5 bed = 7 rooms

Flats

Studio = 1 room

1 bed = 2 rooms

2 bed = 3 rooms

3 bed = 4 rooms

4 bed = 5 rooms

Garages will count as 1 space when allocating spaces.

Ward data used can be checked by the user by referring to the District-Ward Data Tables. The W Tables highlight if the Census data does not include data for certain dwelling sizes. In such cases ownership values have been obtained using the nearest sized dwelling with same tenure and where example, if no data is available for a private house with 1 room then data for a private house with has been used. The Car Ownership Data is highlighted in purple where such an approach has been used. Where Census data contains small samples for certain sized dwellings this is highlighted in red if green if <50 in the Total Demand column. In such cases, other wards should be selected to achieve sample size.

Report Summary Table

DEVELOPMENT MIX					ALLOCATED PARKING	PARKING DEMAND				
Ref.	Unit Type	Unit Tenure	Habitable Rooms (Per Unit)	No. of Units (Total)		Allocated No.	Unallocated for Residents		Unallocated for Visitors	
					Spaces (Per Unit)		per unit	Total	per unit	Total
A	Flats	Private	3	10	1	10	0	1	0	2
B	Flats	Private	2	1	1	1	0	0	0	0
C										
D										
E										
F										
G										
H										
I										
J										
K										
L										
M										
N										
O										
P										
Q										
R										
S										
Total				11		11		0.87		2.20
										14

PROJECT
CENTRE

PEOPLE | PASSION | PLACES

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



Mr. R. Huntley,
Rob Huntley Planning Consultancy,
Stratfield House,
265 High Street,
Crowthorne, Berks.
RG4 5 7AH

8th April 2011

Your Ref:

Our Ref: R/51/11

Please ask for:
Mrs. Gardner
Planning Services
Direct Line: (01903) 737529

Dear Mr. Huntley,

**Proposed Residential Development
at 2 - 4 Broadmark Lane and 18 Vernon Close, Rustington**

Thank you for your letter dated the 17th March 2011.

I can advise that I have discussed the matter with Nikolas Antoniou, Head of Development Control, and with regards to the points raised in your second paragraph and commensurate with the objectives of localism and in particular meeting local need, the interim affordable housing policy has been place since the 18th August 2010. The policy has been applied consistently to all applications with the majority of agents understanding and accepting the reasoning behind the policy. Many agents and applicants have taken the opportunity to contact Andy Elder, Arun's Housing Strategy and Enabling Manager on 01903 737714 to gain a better understanding of the policy and its implementation and you are invited to do so. The policy to date has been extremely successful in helping to meet identified need and there are many signed agreements and casestudy examples where the policy has been entered into by applicants.

Yours sincerely,



Anita Gardner
Principal Planner



0978/D/MDG/kes
31 March 2011

ARUN DISTRICT COUNCIL

1 - APR 2011

RECEIVED

morgan carn partnership
architects

Mrs A Gardener
Principal Planner
Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
BN17 5LF

Dear Mrs Gardener

**RE: PROPOSED RESIDENTIAL DEVELOPMENT
2-4 BROADMARK LANE and 18 VERNON CLOSE, RUSTINGTON**

It has been brought to our attention by the Planning Consultant, RHPC, that the above application is likely to receive officer recommendation for refusal.

This is particularly disappointing since we believe the significant revisions we have made to the scheme should warrant a positive recommendation from your department.

The removal of three units from 14 to 11 has substantially reduced the mass and bulk of the building, with particular regard to the South East corner of the scheme and the elevation to Vernon Close.

We have also set the building further back from Broadmark Lane and reduced the number of car parking spaces, which has increased the amount of amenity space.

The elevations now comprise of red brick and white render, which we believe accurately reflect the predominant local vernacular. It is hard to imagine what else we can do, however, if there are any other architectural matters you feel we should address, then please let us know.

We would welcome the opportunity of considering further valid architectural changes that might enable you to recommend approval.

Mike Goodchild

Director
Morgan Carn Partnership

3rd Floor, 200, St. Andrew's Road, Brighton, BN1 6FA
Tel: 01273 591111 Fax: 01273 591112



Anita Gardner

From: Carolyn Nysingh on behalf of Planning
Sent: 18 March 2011 10:35
To: Anita Gardner
Subject: FW: R/51/11 - Broadmark Lane/Vernon Close, Rustington
Attachments: To_Mrs A Gardner ADC_17_3_11.pdf

From: Rob Huntley [REDACTED]
Sent: 17 March 2011 16:32
To: Planning
Subject: R/51/11 - Broadmark Lane/Vernon Close, Rustington

For Attn of Mrs A Gardner

Please see attached my letter relating to this application, for which I understand you are the case officer. I look forward to hearing from you as soon as possible.

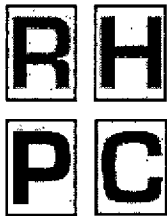
RHPC

Rob Huntley BSc DipTP MRTPI
Stratfield House
265 High Street
Crowthorne
Berks
RG45 7AH

[REDACTED]

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Rob Huntley Planning Consultancy
Stratfield House
265 High Street
Crowthorne
Berks
RG45 7AH

Mrs A Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex

BN17 5LF

Our Ref
Your Ref
Date

R/51/11
17 March 2011

Dear Mrs Gardner,

**PROPOSED RESIDENTIAL DEVELOPMENT AT
2-4 BROADMARK LANE AND 18 VERNON CLOSE, RUSTINGTON
PLANNING APPLICATION REF R/51/11**

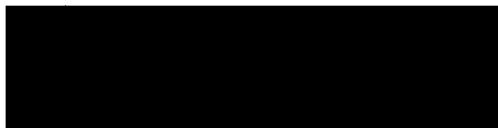
I refer to this application, which I understand you are dealing with.

In the Council's response to pre-application consultation, it was suggested that reason for refusal 2 of the previous application could be overcome by a financial contribution towards the provision of affordable housing. That reason for refusal was based on what was said to be an interim policy adopted by the Council during 2010, which the Council's resolution of 18 August made clear was to be "*subject to further research to ensure this is financially viable*". In section 4 of my Planning Statement accompanying the application I pointed out that the "further research" referred to did not yet seem to have been published and that the "interim policy" could attract limited weight pending its testing through the LDF process. However, I indicated that if the Council is able satisfactorily to explain how such a contribution would be consistent with the provisions of circulars 6/98 and 05/2005, and the Community Infrastructure Levy Regulations 2010, the applicant would be prepared to execute a planning obligation to secure an appropriate contribution in this respect. In this context I would be grateful if you could let me know the present position on the "further research" mentioned in the Council's resolution and any explanation relating to these national policy and statutory provisions.

In addition, if there is any further information or clarification you require in connection with any other aspect of the proposed development, please let me know.

I look forward to hearing from you as soon as possible.

Yours sincerely,



Rob Huntley





Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF
Tel: (01903) 737500
Fax: (01903) 716019
DX: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk



Mr R Huntley
Rob Huntley Planning Consultancy
Stratfield House
265 High Street
CROWTHORNE
Berks RG45 7AH

16th March 2011

Your Ref:

Our Ref: R/51/11

Please ask for:
Mrs Gardner
Planning Services
Direct Line: (01903) 737529

Dear Mr Huntley

**Application for outline planning permission with some matters reserved for demolition of existing dwellings and construction of 11no. apartments with parking and access
Resubmission following R/213/10
2 and 4 Broadmark Lane, and 18 Vernon Close, Rustington**

Please find attached the Council's standard notification letter regarding affordable housing financial contribution requirements for information.

Unfortunately, the Council is minded to refuse the above planning application. In such circumstances it would be unreasonable to expect you to enter into a legal agreement to secure the provision of financial contributions incurring the associated administrative costs at this time.

Assuming no legal agreement is entered into, an additional refusal reason will appear on the decision notice that no mechanism is in place to secure the necessary financial contributions. However, upon receipt of the refusal notice should you decide to appeal the Council's decision or make a resubmission to the Council you can at the appropriate time instruct the Council's Solicitor to prepare the necessary legal agreement as outlined in the attached letter. In the event of an appeal the Council would withdraw the refusal reason when in receipt of a satisfactory legal agreement.

For information purposes the commuted sum payable for the proposal would be £87,625.

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



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

RHPC
Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH

Your Ref:

Our Ref: R/51/11/

Please ask for: Mrs A Gardner

Direct Dial: 01903 737529

14th March 2011

Dear Mr Huntley

The Town and Country Planning Act 1990 (as amended)

Application for outline planning permission with some matters reserved for demolition of existing dwellings & construction of 11 no. apartments with parking and access Resubmission following R/213/10.

2 & 4 Broadmark Lane & 18 Vernon Close Rustington BN16 2NN

Thank you for your recent application, which was accepted as valid on 10th March 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 Council is now 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 14th April 2011 which is the end of the advertising period.

If you have not received a decision by 5th May 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, Temple Quay House, 2 The Square, 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.

PMAC11

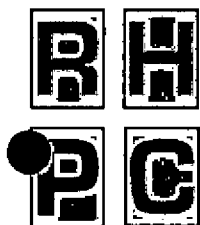
This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations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

I trust this of assistance to you.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy



ARUN DISTRICT COUNCIL

14 MAR 2011

RECEIVED

Hard copy of letter received
in post.

Mr K Roberts
Assistant Director Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex

BN17 5LF

Our Ref
Your Ref
Date

9 March 2011

Dear Mr Roberts,

**PROPOSED RESIDENTIAL DEVELOPMENT AT
2-4 BROADMARK LANE AND 18 VERNON CLOSE, RUSTINGTON
PLANNING PORTAL REF PP-01407891**

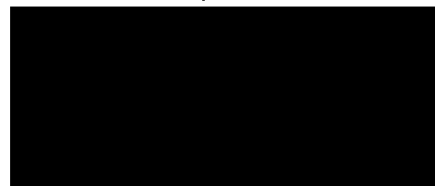
On behalf of my client, Ormond Ltd, I have submitted, via the Planning Portal, an application for planning permission for the development of this site to provide 11 apartments. The application is in outline, but with only the details of landscape planting reserved for subsequent approval.

All the application drawings and supporting documents have been uploaded via the Portal, apart from the maps forming part of the Envirocheck Report, the file size of which exceeds the upload limit. 3 paper copies of these are enclosed with this letter.

The application is a resubmission, within 12 months, in respect of a development of the same character or description as a previously refused application [Ref (R/213/10 for 14 apartments)] in respect of which the relevant application fee was paid. No further fee is therefore now payable. The application also follows pre-application advice sought and received from the Council (the Council's letter dated 11th February 2011 under reference PAA/8/11).

If there is any further information you require in connection with this application, please let me know.

Yours sincerely,



Rob Huntley



Chittenden

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

WSCC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	✓ 15/3 mg
WSCC Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposai	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	TIT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHL/HOR/ NMP	
Landscapes	LDS	✓ 15/3 mg
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	
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	✓ 15/3 BT
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		
Applicant with a wind turbine consult NATS (use code WFC)		



Proposal Attachments Details :

Proposal Name	Broadmark La 11 units
Proposal Number	PP-01407891
Version Number	1
Amended Attachments Only?	No
Submission Date	2011-03-10

Attachment :

Attachment Name	The Location Plan
Status	New
File Name	0978-P-101-P1 LOCATION and BLOCK PLAN AS EXISTING.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	189627
Document Reference	0978-P-101-P1
Document Comments	Location and Block Plan as Existing
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Photographs and Photomontages
Status	New
File Name	0978-P-102-P1 CONTEXTUAL SITE PHOTOS.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	460656
Document Reference	0978-P-102-P1
Document Comments	Contextual Site Photos
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Block Plan of the Site
Status	New

File Name	0978-P-103-P1 BLOCK PLAN AS PROPOSED.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	160471
Document Reference	0978-P-103-P1
Document Comments	Block Plan as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-104-P1 SITE PLAN AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	916453
Document Reference	0978-P-104-P1
Document Comments	Site Plan as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-105-P1 GROUND FLOOR AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	409361
Document Reference	0978-P-105-P1
Document Comments	Ground Floor as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-106-P1 FIRST FLOOR AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	305084
Document Reference	0978-P-106-P1
Document Comments	First Floor as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-107-P1 SECOND FLOOR AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	262668
Document Reference	0978-P-107-P1
Document Comments	Second Floor as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-108-P1 ROOF PLAN AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	122872
Document Reference	0978-P-108-P1
Document Comments	Roof Plan as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes

Date Details Amended

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-109-P1 SECTION A-A and CAR PORT AS PROPOSED.PD
File Type	application/pdf
PaperSize	A3
File Size (bytes)	201213
Document Reference	0978-P-109-P1
Document Comments	Section AA and Car Port as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-110-P1 SECTION B-B and CAR PORT AS PROPOSED.PD
File Type	application/pdf
PaperSize	A3
File Size (bytes)	210369
Document Reference	0978-P-110-P1
Document Comments	Section BB and Car Port as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-111-P1 STREET ELEVATION.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	470208
Document Reference	0978-P-111-P1
Document Comments	Street Elevation
Date File Uploaded	2011-03-08

Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-112-P1 EAST ELEVATION AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	185105
Document Reference	0978-P-112-P1
Document Comments	East Elevation as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-113-P1 SOUTH ELEVATION AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	163413
Document Reference	0978-P-113-P1
Document Comments	South Elevation as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-114-P1 WEST ELEVATION AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	195376

Document Reference	0978-P-114-P1
Document Comments	West Elevation as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	0978-P-115-P1 NORTH ELEVATION AS PROPOSED.PDF
File Type	application/pdf
PaperSize	A5
File Size (bytes)	223329
Document Reference	0978-P-115-P1
Document Comments	North Elevation as Proposed
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	0978-P-116-P1 BUILDING HEIGHT ANALYSIS.PDF
File Type	application/pdf
PaperSize	A3
File Size (bytes)	144385
Document Reference	0978-P-116-P1
Document Comments	
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Photographs and Photomontages
Status	New
File Name	0978-P-117-P1 ARCHITECTS IMPRESSION-VIEW LOOKING NO

File Type	application/pdf
PaperSize	A3
File Size (bytes)	3773874
Document Reference	0978-P-117-P1
Document Comments	Architects Impression Looking North
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Photographs and Photomontages
Status	New
File Name	0978-P-118-P1 ARCHITECTS IMPRESSION-VIEW LOOKING SOUTH
File Type	application/pdf
PaperSize	A3
File Size (bytes)	3318885
Document Reference	0978-P-118-P1
Document Comments	Architects Impression Looking South
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	60029-001 REV A Site Access.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	116813
Document Reference	60029-001A
Document Comments	Site Access Arrangements
Date File Uploaded	2011-03-10
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
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Status	New
File Name	Application_Covering_letter_9_3_11.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	629167
Document Reference	Application Covering Letter
Document Comments	
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	Arboricultural Report.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	870734
Document Reference	ARBORICULTURAL REPORT
Document Comments	
Date File Uploaded	2011-03-07
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Design and Access Statement
Status	New
File Name	Design and Access Statement.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1219177
Document Reference	Design and Access Statement
Document Comments	
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Flood Risk Assessment
Status	New
File Name	Drainage Strategy and FRA.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1558424
Document Reference	DRAINAGE STRATEGY REPORT
Document Comments	
Date File Uploaded	2011-03-07
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Biodiversity Survey and Report
Status	New
File Name	Ecosa Survey Report.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	370486
Document Reference	ECOLOGICAL SURVEY REPORT
Document Comments	
Date File Uploaded	2011-03-07
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Land Contamination Assessment
Status	New
File Name	Envirocheck Report-02.09.10.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1186506
Document Reference	ENVIROCHECK REPORT
Document Comments	
Date File Uploaded	2011-03-07
Being Provided By	Electronic
Scale Bar Included?	No

Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Planning Statement
Status	New
File Name	Planning_STATEMENT_110310162546240.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1848195
Document Reference	Planning Statement
Document Comments	
Date File Uploaded	2011-03-10
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	Schedule_of_application_Docs.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	17652
Document Reference	Schedule of Application Docs
Document Comments	
Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	Validation Checklist.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1569565
Document Reference	Validation Checklist
Document Comments	

Date File Uploaded	2011-03-08
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Land Contamination Assessment
Status	New
File Name	
File Type	paper
PaperSize	A4
File Size (bytes)	n/a
Document Reference	Envirocheck Report Maps
Document Comments	
Date File Uploaded	2011-03-08
Being Provided By	Post
Scale Bar Included?	No
Been Printed?	n/a
Date Details Amended	



Application type: Outline, Some matters reserved

This proposal is the first revision of an application for development of the same character or description on the same site by the same applicant within 12 months of making the earlier application if withdrawn or the date of decision if granted or refused (including signs only if withdrawn or refused) and NOT a duplicate application made by the same applicant within 28 days.

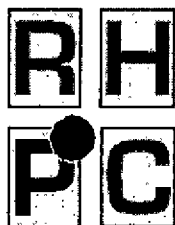
Fee for outline; some matters reserved covering site area 00.20 hectares	670.00
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No reductions have been applied

Payment method:

Amount due	0.00
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Rob Huntley Planning Consultancy
Stratfield House
265 High Street
Crowthorne
Berks
RG45 7AH

Mr K Roberts
Assistant Director Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our Ref
Your Ref
Date 9 March 2011

Dear Mr Roberts,

**PROPOSED RESIDENTIAL DEVELOPMENT AT
2-4 BROADMARK LANE AND 18 VERNON CLOSE, RUSTINGTON
PLANNING PORTAL REF PP-01407891**

On behalf of my client, Ormond Ltd, I have submitted, via the Planning Portal, an application for planning permission for the development of this site to provide 11 apartments. The application is in outline, but with only the details of landscape planting reserved for subsequent approval.

All the application drawings and supporting documents have been uploaded via the Portal, apart from the maps forming part of the Envirocheck Report, the file size of which exceeds the upload limit. 3 paper copies of these are enclosed with this letter.

The application is a resubmission, within 12 months, in respect of a development of the same character or description as a previously refused application (Ref (R/213/10 for 14 apartments) in respect of which the relevant application fee was paid. No further fee is therefore now payable. The application also follows pre-application advice sought and received from the Council (the Council's letter dated 11th February 2011 under reference PAA/8/11).

If there is any further information you require in connection with this application, please let me know.

Yours sincerely,

Rob Huntley





**PROPOSED RESIDENTIAL DEVELOPMENT
AT BROADMARK LANE / VERNON CLOSE, RUSTINGTON**

APPLICATION FOR PLANNING PERMISSION BY ORMOND Ltd

SCHEDULE OF APPLICATION DOCUMENTS

Document

Authorship

Covering letter	RHPC
Application form	RHPC
Validation Checklist	RHPC
Planning Statement	RHPC
Design and Access Statement	Morgan Carne Architects
Arboricultural Report	RW Green Ltd
Drainage Strategy Report	Robert Clarke Associates
Phase 1 Ecological Survey Report [incorporating Bat Survey]	ECOSA
Environmental Report	Envirocheck
Environmental Report (Maps) – Submitted in paper copy	Envirocheck

Drawings

Title	Drawing No	
Location and Block Plan Existing	0978-P-101-P1	Morgan Carne Architects
Contextual Site Photos	0978-P-102-P1	Morgan Carne Architects
Block Plan as Proposed	0978-P-103-P1	Morgan Carne Architects
Site Plan as Proposed	0978-P-104-P1	Morgan Carne Architects
Ground Floor as Proposed	0978-P-105-P1	Morgan Carne Architects
First Floor as Proposed	0978-P-106-P1	Morgan Carne Architects
Second Floor as Proposed	0978-P-107-P1	Morgan Carne Architects
Roof Plan as Proposed	0978-P-108-P1	Morgan Carne Architects
Section A-A & Car Port as Proposed	0978-P-109-P1	Morgan Carne Architects
Section B-B & Car Port as Proposed	0978-P-110-P1	Morgan Carne Architects
Street Elevation	0978-P-111-P1	Morgan Carne Architects
East Elevation as Proposed	0978-P-112-P1	Morgan Carne Architects
South Elevation as Proposed	0978-P-113-P1	Morgan Carne Architects
West Elevation as Proposed	0978-P-114-P1	Morgan Carne Architects
North Elevation as Proposed	0978-P-115-P1	Morgan Carne Architects
Building Height Analysis	0978-P-116-P1	Morgan Carne Architects
Architects Impression Looking North	0978-P-117-P1	Morgan Carne Architects
Architects Impression Looking South	0978-P-118-P1	Morgan Carne Architects

