

[REDACTED]

From: Julie Grieves
Sent: 03 June 2020 10:58
To: Tim Rodway | Rodway Planning [REDACTED]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: FW: R/91/20/PL & R/92/20/PL - 6 Manor Road, Rustington

Hi Tim,

Thanks for that explanation. That is great and confirms the situation for me.

Kind regards,
Julie

Julie Grieves
Community Infrastructure Levy Officer

T: 01903 737448
E: julie.grieves@arun.gov.uk

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From: Tim Rodway | Rodway Planning [REDACTED]
Sent: 03 June 2020 10:50
To: Julie Grieves <Julie.Grieves@arun.gov.uk>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: FW: R/91/20/PL & R/92/20/PL - 6 Manor Road, Rustington

Hi Julie

Thank you for your email of yesterday in respect of the above. Your position on the CIL calculation given that the Applicant advises that the outbuildings to the rear have been demolished is understood.

We also note that you say that the description on both applications is wrong. However, I think this is incorrect because the garage and store are still standing, it is just the outbuildings that have been demolished. For your ease of reference the description on both applications is: *"Demolition of existing garage & store on existing dwelling & erection of... (etc)"*. There is no mention in either description of the demolition of the outbuildings. Therefore, as the garage and store remain in situ (and in use), the current description on both applications is correct and no changes are required.

Can you confirm that this is agreed please?

Many thanks,

Tim

TIM RODWAY



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From: Julie Grieves <Julie.Grieves@arun.gov.uk>

Sent: 02 June 2020 13:01

To: Tim Rodway | Rodway Planning

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: FW: FW: R/91/20/PL & R/92/20/PL - 6 Manor Road, Rustington

Hi Tim,

I've been pondering your applicants email this morning with regards to CIL. They confirm in there email that they have already demolished the outbuildings. Not only will this mean we cannot deduct the floor area from the new but this forms part of the description and from what I understand so far in the CIL Regulations, they have in effect commenced works. They haven't had decisions so are not yet chargeable but if they are approved, we should be sending demand notices for immediate payment as they have commenced works prior to decision. I'm not sure what you wish to do, whether you wish to proceed and if they are approved receive a demand notice for both with a 'deemed commencement' date or think about changing the descriptions on the applications to remove reference to the demolition part and then if they are approved they serve the Commencement Notice when they start building and receive the Liability Notice and Demand Notice as normal.

If I have completely misunderstood the CIL Regulations when it comes to this, please let me know, but we have very recently dealt with similar so its fresh in my mind!

Thanks
Julie

Julie Grieves
Community Infrastructure Levy Officer

T: 01903 737448
E: julie.grieves@arun.gov.uk

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From: Phuong Le [REDACTED]
Sent: 01 June 2020 13:10
To: Tim Rodway | Rodway Planning [REDACTED] Julie Grieves <Julie.Grieves@arun.gov.uk>
Subject: Re: FW: R/91/20/PL & R/92/20/PL - 6 Manor Road, Rustington

Hi Julie

I am the applicant regarding this application. The calculations for the outbuilding were given to me after my architect calculated them and as a consequent passed this information to Tim Rodway. The 3 outbuildings in the rear garden came to a calculation of 45.5sqm of the overall CIL calculation. These were recently knocked down to make way to clear the land are no longer up since the calculations were given to you by Tim.

However these buildings were in use up until this point. As evidence I attached the sale particulars of when I bought the property done by Micheal Jones estate agency which clearly shows these out buildings were used back in March 2019 up until recently. less than 3 years ago as your criteria suggests.. I also attach The memorandum of sale FYI too.

Please feel free to contact me directly to answer any further enquiries you may have regarding this matter.

Kind regards Phuong Le

On Mon, 1 Jun 2020 at 12:18, Tim Rodway | Rodway Planning [REDACTED] wrote:

Hi Phuong

Please see below, and the link contained in Julie's email.

Would you be comfortable to respond to her directly in relation to her queries?

Please feel free to give me a call should you wish to discuss.

Best regards

TIM RODWAY
DIRECTOR / [REDACTED]



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From: Julie Grieves <Julie.Grieves@arun.gov.uk>

Sent: 01 June 2020 08:57

To: Tim Rodway | Rodway Planning [REDACTED]

Subject: R/91/20/PL & R/92/20/PL - 6 Manor Road, Rustington

Good morning Tim,

Hope you are all well?

I'm looking at the above applications and note that you are hoping to net off some 'in use' buildings. We require proof that these buildings have been in lawful use for 6months within the last 3 years otherwise we are not able to deduct them. See <https://www.arun.gov.uk/download.cfm?doc=docm93ijjm4n15244.pdf&ver=15654>

Could you also forward an email address for the applicant.

Kind regards,

Julie Grieves

Community Infrastructure Levy Officer

T: 01903 737448

E: julie.grieves@arun.gov.uk

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Phuong Le

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