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From: Tom [REDACTED]
Sent: 10 December 2021 16:50
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: WA/101/21/PL Replacement Farmhouse, Goose Green, Hoe Lane

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Hi Anita,

Not a problem.

Had just thrown my handwritten notes into the bin but have managed to retrieve them!

Dwelling - 360.4m.sq

Annex - 105.8m.sq

Kind regards,

Tom

Richard Meynell Ltd

On Fri, 10 Dec 2021 at 16:12, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Hi Tom,

Thanks for responding so promptly.

I note your request re pre-commencement conditions and confirm that you will be advised of and your agreement sought prior to their inclusion.

Can you also confirm the total gross internal floor area of the dwelling and annex?

Thanks

Anita

Anita Gardner

Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Tom [REDACTED]

Sent: 10 December 2021 16:04

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

Subject: Re: WA/101/21/PL Replacement Farmhouse, Goose Green, Hoe Lane

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Good afternoon Anita,

The increase in floor area will be 144.2m.sq (not including the office etc). Most of this increase is the addition of the annex.

The annex will be used by Mr Chandler's son and his partner and will form part of the main dwelling.

We have designed the house to take account of the nationally described space standard (based on 6-7 persons) and the gross area is comfortably compliant with the guidance. To give you an indication of the floor areas as requested;

The smallest reception room is 5.4x3.6m = 19m.sq

The smallest bedroom (twin) measures 3x5m = 15m.sq.

Built-in storage - GF 4.2m.sq (excluding kitchen/utility cupboards), FF 2m.sq (ex. fitted wardrobes) and eaves storage within the attic space.

Hopefully this is enough information but do let me know if further detail is required.

Also to ask at this stage whether, assuming you were minded to recommend the scheme for approval, you could let us know of any pre-commencement conditions that may be required. If possible we would then aim to provide this information prior to determination (to save a further DoC application if we can).

Hope you have a good weekend.

Kind regards,

Tom

Richard Meynell Ltd

On Fri, 10 Dec 2021 at 10:25, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Morning Tom,

Thank you for the clarification. This additional information will be added to the application.

Please can you also confirm the gross increase in residential floor area between the existing and proposed and clarify the use of the proposed annex. I would also appreciate confirmation of the internal floor areas of the rooms to ensure that they are compliant with the nationally described space standard.

Regards

Anita

Anita Gardner

Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Tom [REDACTED]
Sent: 09 December 2021 18:03
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Richard Meynell [REDACTED]
Subject: Re: WA/101/21/PL Replacement Farmhouse, Goose Green, Hoe Lane

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good evening Anita,

Thank you for your email and apologies for the slight delay in my reply (a busy run-up to the Christmas period as always!).

In answer to your questions, the Chandler family have been farming in this area for over 30 years. Mr Chandler and his son manage and operate the agricultural business including an area of this application site and also 200 acres to the South and West of the application site.

The current farmhouse on the site was bought in early 2018 and was lived in before the condition of the building deteriorated and it fell into disrepair. The property has therefore been empty for about the last year while plans for the replacement dwelling have been drawn up etc. During the planning process and subsequent construction works on the site, the family are living in nearby rented accommodation, but continue to use the site for agricultural storage, pasture and equestrian activities. Ms Chandler also uses the existing stable buildings for her show jumping horses. Therefore, there is still an agricultural presence at the site, however, all farm office and residential activities currently take place in the rented accommodation as the existing house is no longer habitable / fit for purpose.

Please let me know if you have any further queries at this stage and, if you are minded to recommend the scheme for approval please could you let me know any likely pre-commencement conditions in advance (as we may be able to cover some points prior to determination).

Kind regards,

Tom

Richard Meynell Ltd

On Thu, 2 Dec 2021 at 16:14, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr Meynell,

I note from my site visit that the current farmhouse is not occupied.

The description of the application refers to replacement farmhouse and I would therefore appreciate confirmation as to whether any agricultural production is undertaken on the adjoining land or whether it is solely used for equine purposes. I am trying to establish whether there is an agricultural demand for a dwelling on the site given the present uninhabited nature of the existing dwelling or whether it should be considered as a replacement dwelling in the countryside. Can you confirm how long the property has been empty and advise whether the current occupiers are residing nearby to facilitate a daily presence on the site and whether there is an agricultural need for a farm office. Where is any office work currently undertaken?

I would appreciate your response within the next 2 weeks.

Regards

Anita Gardner

Anita Gardner

Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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