

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

06 March 2024

Dear Sir/Madam

Applicant: Granite Gate Ltd
Site: Stakers Farm, North End Road, Yapton
Proposal: Conversion of and alterations to existing barns to create 3 no. dwellings, erection of car barn, demolition of existing buildings and associated landscaping and parking. Erection of new garage/workshop for Stakers Farmhouse and upgrading of access track.

Please find enclosed a completed electronic application for the above proposal. No fee has been submitted as the Local Planning Authority has waived the fee in this case following agreement by Mr Dan Vick in his response to a complaint (C23/348 COM/497/23/I – DV/SDB).

The application submission includes the following plans and documents:

General Documents	
Application form	
CIL Form 1	
Planning Statement/Design and Access Statement	
Plans	
Proposed floor plans	1020-01C

Proposed garage for main house	1020-03E
Proposed garaging and bin stores for barns	1020-04C
Typical joinery details and floor protection	1020-05A
Proposed elevations	1020-06H
Existing elevations and barn 3 floor plan	1020-07A
Proposed site layout plan	1020-09B
Proposed site layout plan showing EV chargers	1020-012B
Typical joinery details	1020-13
Proposed floor plans showing ceiling treatments	1020-14
Windows and external doors	1020-15A
Proposed roof insulation	1020-16
Site location and block plans	1020-17A
Existing floor plans x 3	
Drainage	
Drainage Statement v 1.1 in 2 parts	201_C
Drainage and Levels Layout Plan	201_C
Construction Detail Sheet 1	501_C

Construction Detail Sheet 2	502
Draft Drainage Maintenance and Management Schedule v 1.0	
Ecology	
Ecological Impact Assessment	December 2024
Biodiversity Net Gain Statement and Metric	December 2024
Heritage	
Heritage Statement in 2 parts	

In terms of the CIL form, this has been completed for the existing buildings to be demolished on the site, the conversion of the existing barns and the erection of the car barn. The garage for the main house has been excluded as it will be ancillary to Stakers Farmhouse, within its curtilage and under 100sqm. It is therefore submitted that it is exempt from CIL. This approach has been agreed with the CIL team prior to this submission.

I hope that the submission is in order, and I look forward to receiving confirmation that the application is valid. However, should you require any further information, please do not hesitate to contact me.

Yours faithfully



Dawn Appleton MRTPI
Senior Planner
Henry Adams LLP

