From: Scott Theobold <scott@bold.uk.com>
Sent: 05 July 2010 15:53
To: Peter Barnett
Subject: Re: Monks Avenue

Dear Peter,

Please accept this email as instruction to withdrawal the application.

kind regards

SCOTT THEOBOLD RIBA

bold architecture design
104 Hallyburton Road, Hove, East Sussex BN3 7GN
01273 249390 www.bold.uk.com

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On 1 Jul 2010, at 09:27, Peter Barnett wrote:

> Scott
>
> Please see my email below. Can you please confirm your agreement to withdrawing the application?
>
> I should add that, for your information, the new Government has amended PPS3 to delete the reference to a minimum density requirement of 30dph and to remove garden land from the definition of 'brownfield' land. This may well have implications for this site as it is a high denisty redevelopment of a bungalow and garden.
>
> On 9 June 2010, Greg Clark, Decentralisation Minister, stated:-
>
> “For years the wishes of local people have been ignored as the character of neighbourhoods and gardens have been destroyed, robbing communities of vital green space. It is ridiculous that gardens have until now been classified in the same group as derelict factories and disused railway sidings, forcing Councils and communities to sit by and watch their neighbourhoods get swallowed up in a concrete jungle. Today I am changing the classification of garden land so councils and communities no longer have their decisions constantly overruled…”
>
> Your proposal is likely to be seen as just such a case of a developer proposing a development that may be unwanted by the local community and which runs counter to the community’s desire to protect the character of their neighbourhood.
>
> This is my informal view only and is without prejudice.

Please contact me if you would like to discuss the matter further.

Regards

Peter Barnett

Peter Barnett – **Principal Planning Officer** | Planning Regeneration and Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR
Internal: 63233 | External: 01273 263233 | E-mail: peter.barnett@adur.gov.uk

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From: Peter Barnett
Sent: 24 June 2010 11:42
To: Scott Theobold
Subject: RE: Monks Avenue

Scott

Thanks for your email. I have noted its contents.

I consider that, as the application is unlikely to be progressed before August and will require a fresh submission of plans, it would be preferable to withdraw the current application and submit a revised application (with no fee) later.

Please confirm your agreement to this approach.

Thanks

Peter

Peter Barnett – **Principal Planning Officer** | Planning Regeneration and Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR
Internal: 63233 | External: 01273 263233 | E-mail: peter.barnett@adur.gov.uk

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From: Scott Theobold [mailto:scott@bold.uk.com]
Sent: 22 June 2010 14:50
To: Peter Barnett
Subject: Re: Monks Avenue

Dear Peter,

Latest Update:

Keely Mowatt from the EA has just spoken to me confirming that the EA wouldn't be in a position to condition any aspect of the FRA prior to the new policy guidance that is expected to be released in August 2010.
Under the draft of this policy, our scheme for Monks Avenue does appear to be workable, but will potentially require some tweaks to either the FRA, the scheme or both.

We are therefore in the situation that until the new policy guidance is issued, the application cannot progress from the point of view of the EA.

I have spoken to the applicant, and at this point they are happy to be patient and wait for the guidance. Of course this might not suit yourselves.

I had assumed you have already gone over the 8 week deadline on this, and so would request that the application remains open until August, so that the EA can consult on the new guidance. Keely made it clear
that while she cannot give definitive advice on the new guidance at this point, she would not be entering into this dialogue unless the EA felt the scheme would ultimately work in its current form.

We are therefore in your hands, and so will take your advice accordingly, but the preference at this stage is to try to let this application run in order to obtain the up to date EA guidance. As we have previously discussed,
the scheme is supportable architecturally, although may need some tweaking with regard to layouts.

I did try to call, but if there is anything you wish to discuss, please do not hesitate to contact me.

kind regards

SCOTT THEOBOLD RIBA

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On 2 Jun 2010, at 16:19, Peter Barnett wrote:

> Dear Scott
>
> Are you in a position to update me on where you are with the application following the EA's comments received 24 May?
>
> Thanks

Peter

Peter Barnett – **Principal Planning Officer** | Planning Regeneration and Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR
Internal: 63233 | External: 01273 263233 | E-mail: peter.barnett@adur.gov.uk

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