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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 10 August 2020 14:22

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Royal Bay - Amendments to planning application - URGENT

Please upload the below to the above app: Planning Correspondence

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Ruth Harding [REDACTED]

Sent: 10 August 2020 09:39

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Re: Royal Bay - Amendments to planning application - URGENT

Dear Maria

I would really appreciate an update today please given your meeting was on Wednesday of last week.

Thank you

Ruth

Ruth Harding BSc (Hons) MA MRTPI

Gemini Planning Services Limited



On Aug 4, 2020, at 5:18 PM, Maria Tomalova <Maria.Tomalova@arun.gov.uk> wrote:

Dear Mrs Harding,

Tomorrow afternoon I will have a virtual meeting with my manager, however, the reason why we do not consider this application as an unacceptable is not only transport issue.

The site falls in the setting of a number of streets including Nyewood Lane, Oxford Street and Wood Street which comprise mainly residential properties. The existing C2 Care Home Use accommodated c. 42 bed spaces which would have comprised a low key form of accommodation. Persons are typically confined to the premises requiring care which is part and parcel of the C2 use. The C2 form of accommodation means persons are not accessing the building regularly, demand for outside open space is minimal and noise generation is low. Persons occupying C2 developments typically lack mobility which means movements to and from the property are limited. Opportunities for visiting are strictly controlled to neighbourly times and hours which ensures such activities are compatible with the residential setting.

In addition, intensification of use would adversely affect the character of the area thereby affecting the public and neighbouring amenities and the local community safety especially in this time of COVID 19.

In Appendix D is used an example of planning permission (Bracklesham Ln) In an opposite side of the fields in a comparison to 86 Aldwick Road in the very centre of Bognor Regis with a predominantly residential dwellings in incomparable.

I will send you further response tomorrow afternoon.

[Maria Tomalova](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ruth Harding [REDACTED]
Sent: 04 August 2020 16:39
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Fwd: Royal Bay - Amendments to planning application - URGENT

Dear Maria

Please see email below and accept this as confirmation that we wish to amend the application as follows:-

1. The maximum number of residents to be reduced to 58.
2. Changes to the mode of transport, the number of traffic movements and the timings of trips set out below. In essence workers will all be transported by minibus thus significantly reducing the number of trips (a maximum of 9 in and 9 out) and avoiding the peak hour.

As stated in my previous email we will be submitting a transport assessment to cover off these amendments and to address any residual concerns of the Highway Authority. In addition I would be happy to provide an Addendum planning note to formalise this email, should that be deemed necessary.

I would be most grateful if you could confirm safe receipt of this email so that I can reassure my clients that their application is receiving a proper and fair hearing.

Yours sincerely
Ruth Harding

Ruth Harding BSc (Hons) MA MRTPI
Gemini Planning Services Limited
[REDACTED]

Begin forwarded message:

From: Matt Jarrett [REDACTED]
Date: August 4, 2020 at 4:05:44 PM GMT+1
To: Ruth Harding [REDACTED] Matt Brown [REDACTED]
Subject: Royal Bay Change to application

Dear Ruth,

Further to our conversation and the objections received we wish to provide the following update / clarifications:

Occupancy Levels:

Given the uncertainty surrounding the pandemic at the time of the application, we stated the maximum number of people that could technically occupy the accommodation. It was always our intention to manage the site within the Government and Public Health England guidelines in respect to Covid-19.

The accommodation will be divided into “cohorts” with any central facilities operated in accordance with our agreed method statement ensuring that social distancing between cohorts is achieved. With the current guidelines we are **not** able to achieve the stated occupancy of 80 and have decided that we will amend the application to a total of 58 residents which is the *maximum* that we believe that we can accommodate and still meet the guidelines.

Traffic:

We have got the ability to alter how we operate the transport to reduce the number of traffic movements. As you are aware we are also in the process of procuring a transport statement / traffic management plan which will address the concerns raised. The number of movements which will be confirmed in the traffic management plan is to be revised as follows:

Number of workers on site: 58

Workers will be transported to local farms by minibus, with a reduced number of occupants per bus (to enable social distancing). It will require 6-9 minibus movements in the morning and 6-9 minibus movements in the afternoon.

The Morning movement of minibuses will take place between 05h00 and 06h30 (before peak traffic)

The Afternoon movement of minibuses will take place between 15h30 and 16h30 (before peak traffic)

In addition to the above there will be a small number of staff vehicles accessing the site resulting in an estimated 8 additional traffic movements per day (4 in, 4 out) Movements are for the site management team, maintenance and welfare team operating the facility.

Kind Regards

Matthew Jarrett

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