

From: Simon Davis
Sent: 28 October 2020 10:53
To: 'Simon Robinson' [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: BR/244/20/PL Beach Hotel

Dear Simon,

Thanks for your email. Please find my responses below:

- 1) I am not aware of any prior conversations with Karl, however please understand that I am not asking you to provide additional parking spaces on the site rather to demonstrate that there is capacity on-street outside of the site.
- 2) I agree. However, please be aware that Highways focus is on whether the under provision adversely affects highway safety.
- 3) Accepted. However, this application has to be considered against current policy so the Arun Parking Standards SPD*. I am still not saying that you need to provide additional parking but if you do not provide the requested survey then I will have to report this as a policy conflict in the eventual report and also highlight the fact that the previous application was partly refused on the basis that no survey was provided then either.
- 4) I accept that the Royal Hotel was not required to provide parking and I don't believe that this was required to provide a parking capacity survey either, however it was passed prior to the adoption of the Arun Parking Standards SPD. However, notwithstanding, please note that a parking capacity survey has been requested on other flatted schemes in the town centre such as 2-4 London Road (BR/131/20/PL) and 25 Sudley Road (BR/83/20/PL & BR/196/20/PL).

* Please note that the SPD states 2.3 *"Where reduced parking provision is being proposed to optimise the density of development within Arun's town centres, robust evidence must be provided to show that the proposed development would comply with the Guiding Principles for Development set out below."* And 2.13 *"If parking could reasonably be expected to take place in existing streets, then it will be necessary to demonstrate through a parking capacity survey that there is sufficient capacity to accommodate the expected parking demand."*

I trust this answers the questions.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil



From: Simon Robinson [REDACTED]
Sent: 27 October 2020 18:10
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: BR/244/20/PL Beach Hotel

Hi Simon, thanks for your email, I have sent request on and will come back to you.

Perhaps in the meantime you could answer the following points for my client:

1) B5 Ltd were told by Karl Roberts that No parking spaces would be required on their development site as this was a town centre location and so easily accessible by foot or cycle.

2) The previous highways comments stated that they did not have any objection to the proposals writing the scheme would not have an impact on highways safety or the local highways network.

"The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal."

3) The previous use of the site did not have any parking, the new scheme improves on the previous use, so should be seen as an improvement and little impact on the local road network?

4) The Royal hotel development containing 27 units opposite, appears to have been given approval with no parking. The WSCC parking demand was for 19 spaces, however none have been provided??

My clients have asked why their site should be any different as a precedent has been set for no parking in this area?

Perhaps you could advise so that I can update them.

Look forward to hearing from you soon.

Regards

Simon Robinson - Associate

[REDACTED]



From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Monday, 26 October 2020 at 14:18

To: Simon Robinson [REDACTED]

Subject: RE: BR/244/20/PL Beach Hotel

Dear Simon,

I can't see that a parking capacity survey has been provided. As you are aware, this formed refusal reason 2 on the previous application. Out Parking Standards SPD states that "Parking provision should be sufficient to accommodate demand whilst exploiting the potential for sustainable travel, minimizing adverse effects on road safety and avoiding increased on-street parking demand. If parking could reasonably be expected to take place in existing streets, then it will be necessary to demonstrate through a parking capacity survey that there is sufficient capacity to accommodate the expected parking demand."

We will need a survey (Lambeth methodology based) to properly assess the application. Please can you organise this and provide one to us within 21 days of today.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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

www.arun.gov.uk

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil



Sign up to our newsletter [here](#)

From: Simon Robinson [REDACTED]

Sent: 21 October 2020 11:45

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Re: BR/244/20/PL Beach Hotel

Morning Simon, please find attached updated location and ownership plans as requested.

Regards

Simon Robinson - Associate



From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Wednesday, 21 October 2020 at 11:01

To: Simon Robinson

Subject: BR/244/20/PL Beach Hotel

Dear Simon,

Just a couple of very early thoughts. We note this is a smaller site area than previously but the remainder of the site is not blue edged. Has the ownership changed? If not, then you need to amend the location plan to blue edge the other owned land.

Can you also provide separate plans (elevations) which overlays what was there previously against the proposed.

Thanks

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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

www.arun.gov.uk

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil



Sign up to our newsletter [here](#)

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is

virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
