

From: Simon Davis

Sent: 09 December 2020 11:50

Subject: FW: karl.roberts@arun.gov.uk neil.crowther@arun.gov.uk

Dear Simon,

I have received this email from your client. Can you please confirm what you are looking for in response. Also, it is unclear but it appears that your client is offering us £80,000 for affordable housing.

Please also note that this case was discussed with our Director of Place last week and his view is that you need to submit the viability report or we will refuse the application. However, your client may wish to note that if we were to refuse the application then due to the Parish Council being in support, the decision would need to be made by the DC Committee so you and your client would have the opportunity then to make your case to members.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737674

E: simon.davis@arun.gov.uk



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

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From: Andy Brooks

Sent: 08 December 2020 13:53

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

Subject: karl.roberts@arun.gov.uk neil.crowther@arun.gov.uk

Dear Simon,

To say we are unhappy with your recent replies, is an understatement.

Over 4 years has passed since we purchased the Waterloo Square site, and our only intention from day one, was to improve and develop the site.

You know we have had various meetings, and you know very well what has been discussed.

We have been ill informed by the Council, and have had next to no help in bringing this site forward to development.

You appear to have double standards, as I can only compare our site to the ex Royal Hotel development. Their total S106 payments were calculated to be £49,354, which is nearly half of our calculated amount at £95,539 - we have nearly a third less flats.

On closer inspection, they did not pay £16,997 of their due contribution, and it is very easy for you to say 'our policies have changed'.

The extra £55,000 in S106 payments is far from acceptable.

The planning policy states these fees are designed to make a development more acceptable, but this is purely a replacement building, with the likelihood that they will be occupied by older people , who rarely use sports facilities.

As regard to the vacant building credit, you said yourself, on 26th February, that an appeal inspector would have to determine whether this should be applied.

This gave the impression that you did not know, and couldn't make this decision.

The planning website says affordable housing is triggered at 11+, so 12.

It also states 11and more, so ambiguous and not clear.

We will pay the £80,000 to remove one affordable from the development - under protest,whereas the Royal seem to have paid only a percentage towards one affordable unit, at a cost of £36,800. We would like an explanation for this please.

We are a family run business and have always lived in Bognor Regis. We feel we have worked extremely hard, and spent a considerable amount of money, to bring life back into this run down site. We feel it is now time that Arun District Council finally took some positive direction to help us.

Yours sincerely,

**Andrew Brooks
on behalf of B5 Limited**