

From: Simon Davis

Sent: 22 June 2020 12:24

Subject: RE: Beach house planning B5Ltd

Dear Matthew,

We are in receipt of the email from your client. Our policy is to only communicate with agents therefore I write in response to you. I appreciate that your client is disappointed that we will be refusing the application however I would say that I feel that with some changes/additional documents as discussed, we may be at point of being able to recommend approval.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Brooks Brothers [REDACTED]
Sent: 19 June 2020 16:30
To: Simon Davis <Simon.Davis@arun.gov.uk>; Nigel Lynn <Nigel.Lynn@arun.gov.uk>; Cllr. Matt Stanley [REDACTED]
Paul Broggi <Paul.Broggi@arun.gov.uk>
Subject: Beach house planning B5Ltd

Dear Simon ,

We are flabbergasted that you continue to want to refuse our application rather than working with us. I think the point needs to be raised to yourself and your head of planning that your Council is actually the freeholder of this site and that all obstacles continually placed in front of us as your councils tenant are actually harming your councils revenue which in turn affects the public pockets of Bognor Regis all of which your Chief Executive Nigel Lynn quoted me in a email letter today demanding ground rent to be paid (ironically on a building the council enforced us to demolish!)

To protract this application and resist working with us further makes a mockery of your intentions of your email to us , further more we have wasted thousands of pounds in surveys and fees on this amended scheme on the basis of your email.

I have to ask the question can we really trust the planning department to work with us ?

Bognor Regis deserves better than this please don't waste time and money on a new application .

I have copied below our architect Mathew Williams email based on your last phone call with him.

Kind regards
Richard Brooks

Sent from my iPhone

Begin forwarded message:

From: Matthew Williams [REDACTED]
Date: 19 June 2020 at 14:50:04 BST
To: Richard Brooks [REDACTED]
[REDACTED]
Subject: Waterloo Square, Bognor

Afternoon Richard,

Just wanted to write to confirm we have now made contact with the Principal Planning Office for the above development Simon Davies and run through the progress of the current planning application.

Summary of the Simon Call:-

- Confirmed the report into the application is now complete and has been passed to the team leader with a recommendation for refusal under delegated powers
- Stated the ground for refusal will be clearly stated in the report but in summary are on the grounds of parking, financial contributions and height of development (over development in their view)

It was clear from the call that all of the main points of refusal can be mitigated but the planning department are not prepared to delay the refusal of the current scheme instead request a fresh application is submitted to be considered by the department. This is naturally very frustrating as this scheme in our view could be supported by the planners with very simple changes without the need

for a lengthy re-consultation which will inevitably push the start on site date back by 3 months in a period of the economy that desperately needs economic growth in Bognor.

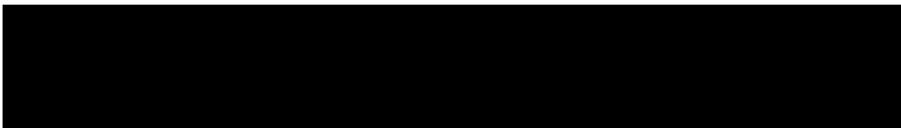
The suggested solutions to the refusal are as follows:-

1. Parking capacity study to support the low levels of parking provided on site
2. Economic viability assessment to provide evidence to support the level of financial contributions proposed
3. Reduce the height of the proposed building adjacent to Waterloo Court by 1 floor (Loss of 3 apartments)
4. Introduce a larger step to the corner building to address Cavendish House (Loss of 2 apartments)

You will note we have attached a sketch of the proposed changes to the scheme and provide an alternative 5th floor plan to reduce the loss of apartments to 4 by introducing smaller units which I don't believe illustrates best value but welcome your thoughts.

Kind Regards

Matthew Williams
Director RIBA



Sent from my iPhone