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OUR REF: GB/Application

15th February 2008

Mr K Wheway Principal Planning Officer
Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Mr Wheway,

**PROPOSED ERECTION OF 36 SHELTERED APARTMENTS (CATEGORY II),
HOUSE MANAGER'S ACCOMMODATION, COMMUNAL FACILITIES,
LANDSCAPING AND CAR PARKING FOR MCCARTHY AND STONE
(DEVELOPMENTS) LTD SITE AT 262 HAWTHORN ROAD, ALDWICK,
BOGNOR REGIS, PO21 2UP**

Please find enclosed a duly completed planning application for the above-mentioned proposed development, submitted on behalf of my Clients, McCarthy & Stone (Developments) Limited. As this application is submitted within 12 months of the refusal of BR/165/06 (24/6/07) and under BR/388/06 (22/2/07) this application does not attract a planning fee. The application is accompanied by 3 copies of the appropriate forms together with 3 copies of the following drawings.

Drawing No	Description	Scale
PP/2491/M&S/2006A	Site Survey	1:200
6129/02 Rev B	Tree Protection Plan	1:200
10/1441/200	Hawthorn Road & West Meads Drive Street Scenes	1:200
10/1441/201	Site Plan & OS Map	1:200/1:1250
10/1441/202	South East & North West Elevations	1:100
10/1441/203	South West & North East Elevations	1:100
10/1441/204	Section Elevations A-A & B-B	1:100
10/1441/205	Ground Floor Plan	1:100
10/1441/206	First Floor Plan	1:100
10/1441/207	Second Floor Plan	1:100
10/1441/208	Roof Plan	1:100
Drainage Survey at Hawthorn Road, Bognor Regis for M& S January 2006		
Design and Access Statement		

The Appeal Decision

As you are aware, an appeal for a sheltered block of apartments was determined last year. Although the Inspector's overall decision was disappointing from my Client's perspective, it was nevertheless beneficial in establishing the fact that a flatted residential development is appropriate on this site and that the access point and vehicular movements associated with such a development would not give rise to any highway danger.

Relationship to West Meads Drive/Hawthorn Road: As you may recall the Inspector in paragraph 7 of his decision letter commented that he considered that there were two elements of the proposed development which would extend further forward than the existing property such as to detract significantly from the character and appearance of the surrounding area.

Following my letter dated 2nd September (incorrectly dated 2/7/07), in our telephone discussions on 14th and 17th September 2007, you concurred with my view that the above paragraph read in the context of paragraph 5 and 6 referred to the two elements at the very apex of the site addressing the roundabout/West Meads Drive. You however did indicate that there were other issues which you felt were raised by the Inspector.

In response to your initial views on the 14/9/07, David Candy forwarded to you by e-mail (14/9/07) a revised layout which we then discussed on 17th September 2007. The main points were that you felt that a more significant change was required to respond to the Inspector's comments; principally that the arched drive-through ought to be omitted to produce two separate buildings and that the West Meads Drive elevation needed to be re-thought rather than just be set further from the boundary.

In response to your comments and those of the Inspector, the proposed development has been re-considered and addresses the salient issues in the following manner (the Design and Access Statement provides additional detail).

- The building is set at a greater distance from the West Meads Drive boundary;
- The two elements referred to by the Inspector at the apex of West Meads Drive/Hawthorn Road apart from being set considerably further from the boundaries have also been redesigned. The corner is now turned via a single building two and a half storeys high in comparison to the refused proposal for a three storey corner feature. On the Hawthorn Road elevation the "link" over the driveway has been omitted. The built form on this frontage is much reduced.

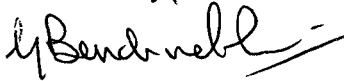
In addition, the rear wing running parallel with 252 Hawthorn Road has been moved further from the boundary, thus the oak on the boundary can be retained. In addition, the internal layout of the apartments at first floor level have been revised so as to reduce the number of windows facing towards 252 Hawthorn Road.

Affordable Housing: As you may recall, the AH commuted sum was calculated utilising the methodology supported by the Housing Corporation toolkit/Grimley. The commuted sum for 44 units was £607,504 (my email 31/1/07 and accompanying briefing note from Levvel).

My initial thoughts are that the above sum could be applied pro-rata to the proposed scheme; this would produce a figure of £497,048.72. The pro-rata calculation ignores the increased building costs and the less buoyant housing market.

In conclusion, I believe that the revised scheme responds fully to the Inspector's comments, but should you wish to discuss the application further, do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gian Bendinelli', with a long horizontal flourish extending to the right.

Gian Bendinelli MRTPI
Senior Planning Associate