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From: Gareth Giles [REDACTED]

Sent: 27 September 2021 13:21

To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

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Hi Juan,

I've spoken with the applicant this afternoon about the marketing.

Since March 2019 the applicant had been progressing the two applications (the previous one, and now this current one) for the conversion. During that time, the site has not been tenable for commercial lease as the building is in a very poor state of repair (which you will have seen on your site visit) and the asbestos roof is leaking (so is now a health hazard too) - notwithstanding the impact of covid from early 2020 which cut the legs out from under the commercial rental market generally.

In simple terms, there has been no further commercial marketing undertaken since March 2019, but if it would assist for us to provide a letter to the above affect then we can do that for your file.

Do you foresee that as being an issue in any way?

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design

www.whaleback.co.uk

"PS - We have a new office in Winchester!": <https://goo.gl/maps/k3gCujrDFZEAJI-HR18>



From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 27 September 2021 11:55

To: Gareth Giles

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Gareth

As part of your application you have submitted the attached marketing information. This is dated 20 March 2019 which is over two years ago. Are you able to update it please.

Regards

Juan Baeza
Team Leader,
Planning Department

T: 01903 737765
E: juan.baeza@arun.gov.uk

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From: Juan Baeza
Sent: 23 September 2021 11:56
To: Gareth Giles [REDACTED]
Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Gareth,

Yes it is me and I can see that light survey is in thanks.

Since the departure of Andrew I have been allocated most of his outstanding applications and I am hoping to get round to these soon.

Regards

Juan Baeza
Team Leader,
Planning Department

T: 01903 737765
E: juan.baeza@arun.gov.uk

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From: Gareth Giles [REDACTED]
Sent: 23 September 2021 10:43
To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

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Hi Juan,

I hope you had a good break – we received your *out of office* until 21st Sept, having heard that both Andrew Wood and Gerald Chibumbu were off the case... could you advise who the latest case officer is?

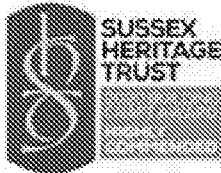
If it is yourself, we just want to ensure you are aware of the Light Survey that was undertaken to address Mr Wood's comments that we received late in the process. We do hope this addresses the only remaining outstanding issue, but if there is any further work you require please do let us know.

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design

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"PS - We have a new office in Winchester!": <https://goo.gl/maps/c3gCujrDFZEAJHR18>



From: Gareth Giles

Sent: 15 September 2021 11:08

To: juan.baeza@arun.gov.uk

Subject: FW: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Morning Juan,

We have received an *out of office* reply from Gerald advising he has left the council; this followed our application being handed over from Andrew Wood who we understand is on indefinite leave.

Could you advise who this case is being handed to next?

Many thanks
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design

www.whaleback.co.uk



From: Gareth Giles
Sent: 15 September 2021 10:58

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Hi Gerald.

Any update on this application?

Many thanks
Gareth

From: Gareth Giles
Sent: 08 September 2021 10:30
To: gerald.chimbumu@arun.gov.uk

Subject: FW: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ
Importance: High

Good morning, Gerald.

I see that you have taken over this application from Andrew Wood who we were working with previously on this application.

I attach below some background correspondence with Andrew and Karl who was overseeing the application – along with a Sunlight and Daylight Report (attached) – so you have the evidence needed for this application.

We hope that you will be able to update us once you have familiarised yourself with the application and let us know your views – we hope to have a positive working relationship with you going forwards.

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design



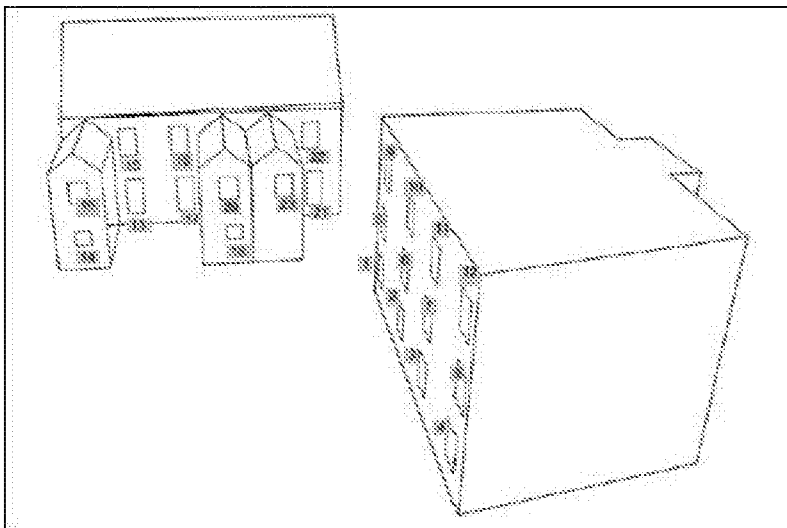
From: Gareth Giles
Sent: 20 August 2021 16:30
To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ
Importance: High

Dear Andrew & Karl,

As promised, please find attached a BRE Daylight Report for 25 River Road. The assessment includes all relevant windows at the neighbouring properties at Arun Court and no's 8, 9 and 10 Purbeck Place and provides the council with objective evidence upon which to base its assessment of impacts arising from the new development.

You will see in the test results on page 15 that the development would **meet BRE requirements for all neighbouring windows** (shown in the diagram below and on page 19 of the report) throughout the year. The private amenity spaces at 8, 9 and 10 Purbeck Place have also been assessed and the resultant light levels comply with BRE requirements. This demonstrates that the development would not result in significant overshadowing to any neighbouring property or garden space.



Considering the **planning balance** of this application, the significant benefits of the proposal include the visual enhancement of the Conservation Area (compared to the harmful appearance of the existing building), the removal of potential noise and disturbance from the extant MOT testing centre use, and the provision of 5 new dwellings within the main settlement of the district. These benefits outweigh any harm identified by the council to date which is minimal and addressed now by the submitted light survey.

We hope the council can now reconsider this application with this new evidence and support the redevelopment of this redundant brownfield site.

I would appreciate a call with Andrew at your convenience once you have read through the report and will of course agree an EOT to enable this.

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design



www.whaleback.co.uk



From: Gareth Giles
Sent: 06 August 2021 14:45
To: Andrew Wood <Andrew.Wood@arun.gov.uk>

[Redacted]

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Hi Andrew,

We've asked the company for an ETA and will let you know ASAP, we were anticipated end August.

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design



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From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 05 August 2021 10:32
To: Gareth Giles [REDACTED]
Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Gareth,

Can you update me as to when the sunlight report will be received.?

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

T: 01903 737768
E: andrew.wood@arun.gov.uk

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From: Gareth Giles [REDACTED]
Sent: 27 July 2021 13:21
To: Karl Roberts <Karl.Roberts@arun.gov.uk>
[REDACTED]
Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

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Hello Karl,

Thank you very much for your assistance with this application, sorry for the delay in coming back to you I was out of the office for a few days.

Andrew has subsequently been in touch to explain his views and agree an EOT to allow us to consider and respond, which the applicant very much appreciates. We have instructed a Light Survey to understand potential impacts on the neighbouring building and will share this with Andrew as soon as we receive it.

Certainly a challenging redevelopment scheme but one that we hoped the council would work with us on (especially with any areas of concern) given the positive re-use of the redundant site, so we really do appreciate your intervention.

Very best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design

[REDACTED]
www.whaleback.co.uk





From: Karl Roberts <Karl.Roberts@arun.gov.uk>

Sent: 23 July 2021 14:26

To: Gareth Giles [REDACTED]

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Gareth,

I was unable to talk through the matters you raised with Andrew today but I have scheduled this now for Monday. I did take the opportunity today to go and have a look at the site for myself to inform my discussions with Andrew.

I will update you Monday PM.

Regards
Karl

From: Gareth Giles [REDACTED]

Sent: 20 July 2021 17:57

To: Andrew Wood <Andrew.Wood@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

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Dear Andrew,

Thank you for taking my call on Monday and for talking through your assessment to date.

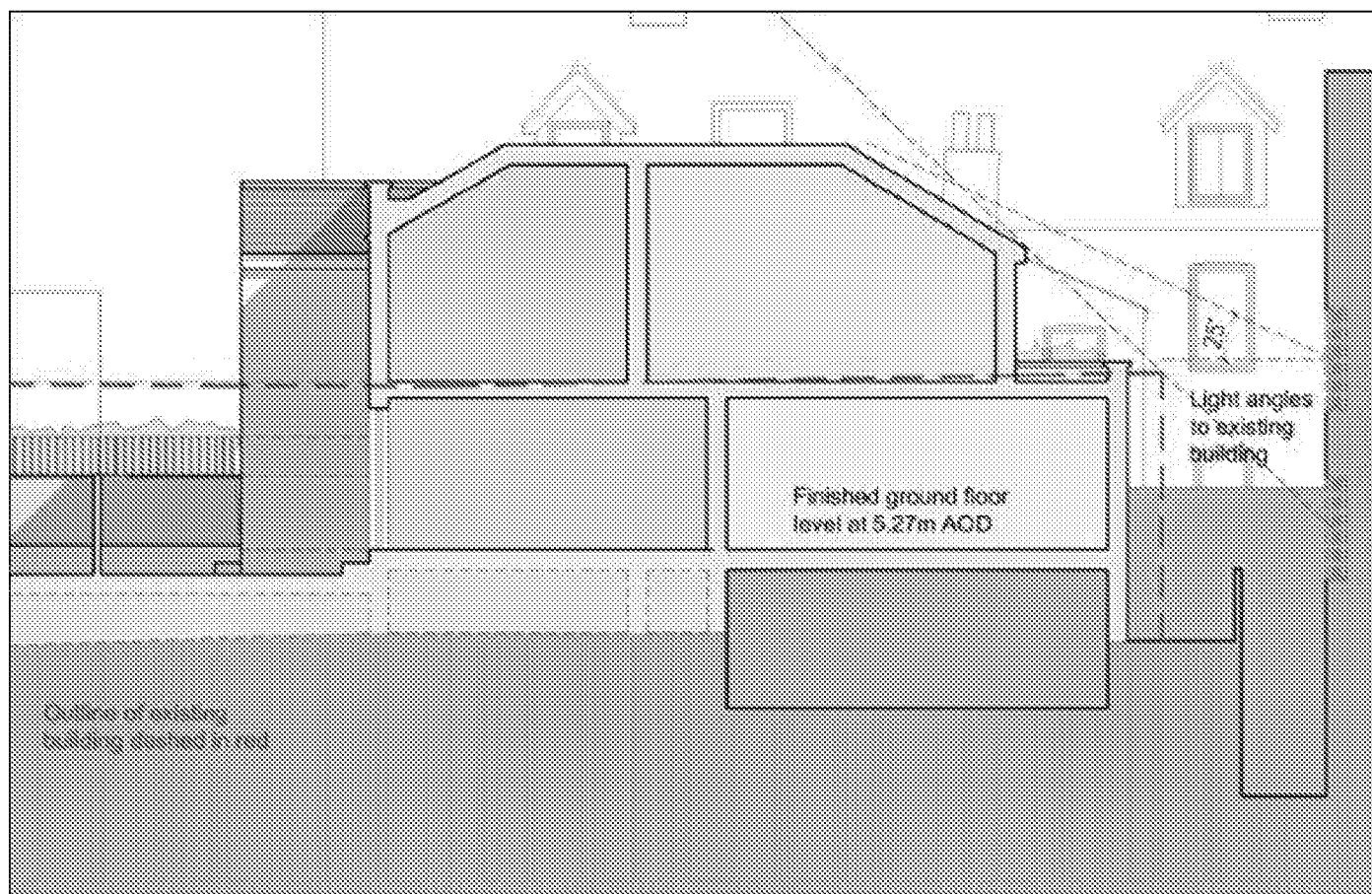
Having discussed your feedback with the client and architect we feel that a BRE Sunlight and Daylight Survey should be secured in order to provide you with objective evidence of any impacts arising from the new development upon the two windows at Arun Court (the building to the north). We would also like to take this opportunity to clarify some facts which you may have overlooked on the drawings and in the Planning Statement. I have provided these under three headings below; we appreciate of course you may take a different view of this to us, but it is important to ensure you are basing your decisions on objective and sound evidence and I think this is the right juncture to have these discussions given we only heard from you for the first time this week. Whilst the applicant is more than willing to go to appeal if needed (with the additional daylight evidence in hand), I hope we can avoid that with some constructive dialogue on this application.

Sunlight / Daylight

I referred on the call to Section EE (below) which shows the 'existing light line' from the ground floor window of Arun Court, taking into account the existing building (red dotted line); the proposed building does not intersect that line indicating the impacts of the new development will be neutral. The ground floor position of the new building is also further away from these windows resulting in a likely net improvement in light and outlook.

On the first floor windows of Arun Court, we have shown the 25 degree horizon angle which indicates that daylight guidance is complied with, and the proposal would provide sufficient outlook.

Clearly a Sunlight and Daylight Survey would provide BRE approved evidence to confirm these facts and we hope the council is willing to accept this evidence given the late stage feedback you provided to us on Monday (after the determination date).



Outlook

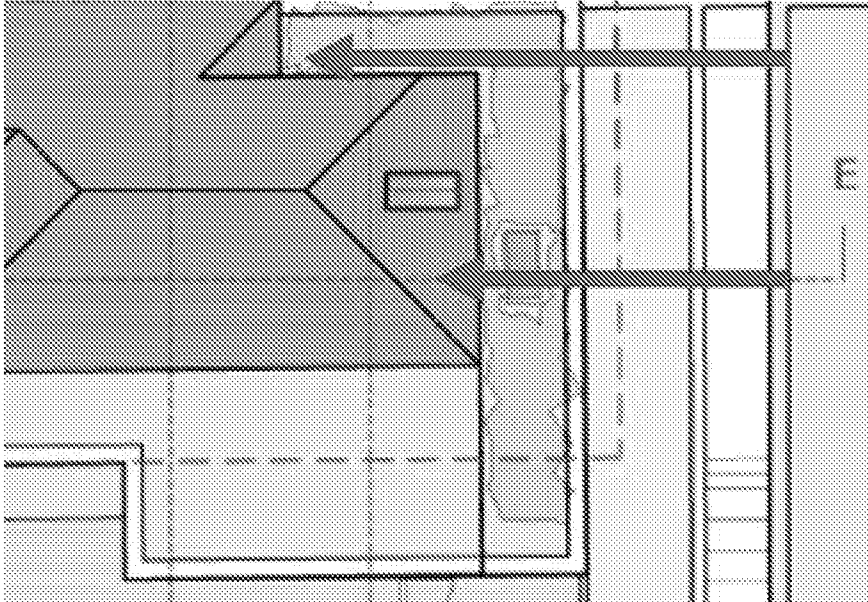
I didn't refer to the Roof Plan during our call (extract below) which is also important to consider in context. The Roof Plan clearly shows that the two storey pitched roof only covers a relatively narrow part of the new building with most of this area being flat roofed. The northwestern-most part is also 'cut away' being single-storey only (with a green roof, as shown below).

The extract below also shows two red arrows projecting from the two first floor windows at Arun Court. As you can see, the western window (top arrow) looks out at the cut-away part, meaning the closest two-storey wall directly in front is at 8m distance which is by no means enclosing, and perfectly normal outlook for a town centre location.

The eastern window (bottom arrow) does look out onto a nearer two-storey wall (c.5m), but the sloped roof level here is as low as possible, and is hipped away from the window. I also raised the query on Monday about what type of rooms these windows serve – there is no evidence to date that these are habitable rooms and/or whether there are any secondary windows or other light sources.

The new building will of course be clearly visible from these windows (although not obstruct them unacceptably) but a town centre location like this will always experience change and nearby development – especially on an underutilised brownfield site like this – and so the planning balance must be applied where the benefits of regeneration are not unreasonably restricted by simply being visible to neighbours.

You mentioned the 14m back-to-side distance outlined in the Arun Design Guide. This is noted but appears to be more relevant to new-build housing estates and not brownfield redevelopment sites such as this. This site is heavily constrained, contaminated, surrounding by other built form and is an awkward shape, and so a 14m gap from all windows facing into the site is basically impossible to maintain in this location. We have however designed a scheme that goes to great lengths to minimise neighbouring impacts, whilst recognising that redevelopment is both necessary and inevitable, and a pragmatic approach to the planning balance is of course needed where the benefits of five new homes, the removal of the unsightly existing building from the conservation area and the overall improvement in appearance clearly outweigh the limited harm to one or two windows.



Other amenity considerations

The other point to consider is the large garage building currently in situ which could be operated as an MOT testing centre or car repair or mechanics garage or indeed a number of other industrial uses – and so a quiet residential development would clearly be less harmful to neighbours in Arun Court in terms of noise, odour and general disturbance. This existing arrangement must be considered in the planning balance and as far as we can see the neighbours in Arun Court have not objected either.

We are commissioning the Sunlight & Daylight Report now and intend to submit this information as soon as possible. In the mean time I would be grateful if you could confirm receipt of this email and your willingness to hold your decision in abeyance until we can provide that further evidence.

I hope that we can work more positively on this application now following the absence of contact to date, and without having to resort to appeal.

Best wishes
Gareth

Gareth Giles FRTPi
Partner
Whaleback Planning & Design

www.whaleback.co.uk





From: Gareth Giles

Sent: 16 July 2021 18:11

To: Andrew Wood <Andrew.Wood@arun.gov.uk>; karl.roberts@arun.gov.uk

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Andrew & Karl,

I appreciate the response after no word for 9 weeks although this seems only to be because I escalated this to management today (Karl – thank you for prompting this response, much appreciated).

However, I am afraid this is a far from satisfactory response, to receive a single line telling us the application is being refused without explanation, after 9 weeks without any engagement – this is well below par for positive and proactive development management.

Could we please ask for a note (brief, if helpful) setting out what issues you have with the scheme, to enable us to respond and/or address them? I feel like this is the very least we can ask for given the situation we suddenly find ourselves in! I understand Arun have (recently) introduced a pre-app clause for amendments, although given this application was preceded by another that set out clear reasons for refusal (that we have overcome) it was felt that no pre-app was needed.

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design

www.whaleback.co.uk



From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 16 July 2021 16:20

To: Gareth Giles

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

I do apologise for not responding. The application is being written up for refusal. I am hoping to have it complete for the end of next week. Would you mind agreeing to an EOT until 30th July to cover all eventualities.

Thank you,

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

T: 01903 737768
E: andrew.wood@arun.gov.uk

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From: Gareth Giles [REDACTED]

Sent: 16 July 2021 11:33

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

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Hi Andrew,

We now need an update on this rather urgently – we have had complete radio silence from you for now 9 weeks and the applicant is starting to get cross.

We would appreciate your view on the likely outcome at this stage, as well as an EOT request to pin down a determination date. Given that we are now beyond the 8-week date, I hope some cooperation will be agreeable to you.

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design

www.whaleback.co.uk



From: Molly McLean [REDACTED]
Sent: 05 July 2021 10:46
To: andrew.wood@arun.gov.uk
Cc: Gareth Giles [REDACTED]
Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Andrew,

Further to my email below, I note that today is the 8 week date. Would appreciate an update as soon as you are able to provide feedback please. We are also happy to agree an EOT if that is required.

I look forward to hearing from you.

Best wishes,

Molly McLean
Senior Planner
Whaleback



www.whaleback.co.uk



From: Molly McLean
Sent: 24 June 2021 10:25
To: andrew.wood@arun.gov.uk
Cc: Gareth Giles | Whaleback [REDACTED]
Subject: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Andrew,

I hope all is well. As we are approaching the target decision date for this application I wanted to check in with you about progress to date and to see if you have had a chance to review the application yet?

I note that Economic Development and Environmental Health have no objection to the application.

The Heritage Officer has concluded that the development would cause *less than substantial harm* to the Conservation Area. The Planning Statement addresses the impact on the CA and the heritage officer's comments are noted. The existing site is a derelict building that is something of a local eyesore that causes harm to the CA- the benefits of vastly improving the appearance of the site and providing additional housing balance in favour of the proposal in the overall planning balance.

As you will note, the site is very constrained physically and the flood zone means that the building must be a certain height- this is reflective of many recent developments in the River Road area. The architects have prepared a very carefully considered scheme in consultation with neighbours to ensure that their amenity is safeguarded, this is set out comprehensively in the planning statement.

Regards the transport comments- the parking spaces are laid out clearly on the proposed floor plans. If further information is required in that regard we can prepare that but would like to understand if there are any other issues that require discussion at this stage.

Thank you for your help and I look forward to hearing from you.

Molly McLean
Senior Associate Planner
Whaleback

www.whaleback.co.uk



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