

Breezie Allwright

From: Harry Chalk
Sent: 13 October 2025 13:49
To: Planning.Responses
Subject: FW: LU/177/25/PL - 12 Cornwall Road, Littlehampton
Attachments: 251013 2511 2.002 (Rev D2) Property as proposed.pdf

Hello,

Could the attached be uploaded to the above application to substitute the current 'BLOCK PLAN, PROPOSED FLOOR PLANS, ELEVATIONS, ROOF PLAN 2.002 REVD1' please?

No re-consultations needed. If you need an action sheet, please advise.

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Robert Benn <[REDACTED]>
Sent: 13 October 2025 12:02
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Rebecca Newman-Smith <[REDACTED]>
Subject: RE: LU/177/25/PL - 12 Cornwall Road, Littlehampton

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Hi Harry

Updated drawing No 2511:2.002 (Rev D2) attached.

Kind regards

Robert

Robert Benn DipArch RIBA

Director

RBA Architects

T: [REDACTED]

E: [REDACTED]

W: www.rba-architects.co.uk

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From: Harry Chalk <Harry.Chalk@arun.gov.uk>

Sent: 10 October 2025 10:40

To: Robert Benn <[REDACTED]>

Cc: Rebecca Newman-Smith <[REDACTED]>

Subject: RE: LU/177/25/PL - 12 Cornwall Road, Littlehampton

Hi Robert,

Yes, we will need an amended drawing.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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Our priorities...				
 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 

From: Robert Benn <[REDACTED]>
Sent: 10 October 2025 10:31
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Rebecca Newman-Smith <[REDACTED]>
Subject: RE: LU/177/25/PL - 12 Cornwall Road, Littlehampton

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Dear Harry

Oops! I will amend and re-send. Thank you for picking that up!

I confirm we agree to the amendment to change the cladding material from grey board to natural timber as you request. Do you need me to amend the drawing?

Kind regards

Robert

Robert Benn DipArch RIBA

Director
RBA Architects

T: [REDACTED]
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From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 10 October 2025 10:08
To: Robert Benn <[REDACTED]>
Cc: Rebecca Newman-Smith <[REDACTED]>
Subject: RE: LU/177/25/PL - 12 Cornwall Road, Littlehampton

Dear Robert,

Hi Robert,

Just to clarify, from our conversation I think your statement meant to say that residents don't have the financial means to own or run their own vehicles. Would you like to amend and resend this statement?

Also, following some discussions with my Line Manager, we concluded that it would be much more acceptable if the cladding of the staff building was natural timber, as this would help soften views of the structure when appreciated from the street and with timber fencing in the foreground. The grey cladding would stand out in the context and the height of the building would make it prominent in the street by cresting the fencing. Would this be an amendment you are willing to make?

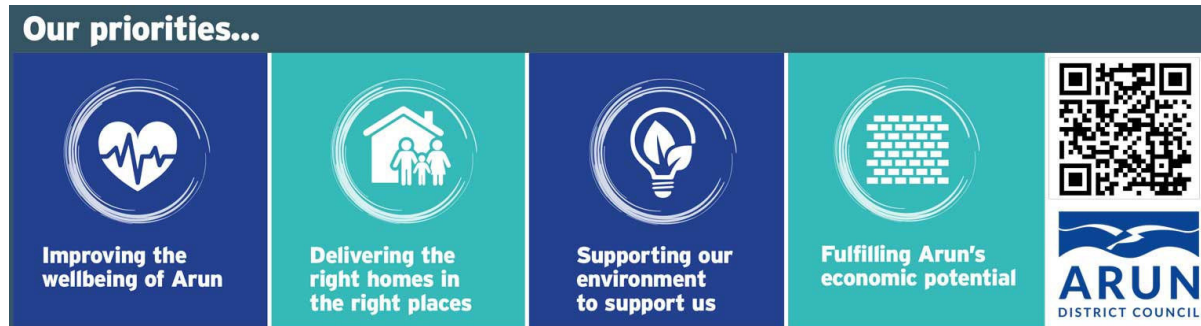
Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Robert Benn <[REDACTED]>
Sent: 10 October 2025 09:52
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Rebecca Newman-Smith <[REDACTED]>
Subject: LU/177/25/PL - 12 Cornwall Road, Littlehampton

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Dear Harry

Thank you for your time on the telephone earlier this week.

As a follow up from our discussion I would like to submit a brief statement on the nature of use proposed and the related parking provision proposed at 12 Cornwall Road, Littlehampton.

The proposed supported-living accommodation is provided with a balanced parking provision that reflects likely resident car ownership, staff shift patterns and visitor demand. The health profile and economic status of the residents is such that parking demand will be lower than that of a house in multiple occupation due to the fact that residents do have the financial means to own or run their own vehicles and/or their health issues prevent them from doing so.

With regard to parking for staff, it is the case that employed live locally and are encouraged to use public transport or car share. Whilst it is noted that the availability of on-street parking is limited and an issue in this area, peak demand for staff parking will occur during normal working hours at which time demand for on-street parking locally is lower in the locality. This is also true for visitor parking. At the time demand for on-street parking is at its highest i.e. in the evenings, staffing levels are reduced and visitors are not anticipated.

The proposed site plan shows parking for three vehicles, but there is scope to park an additional two vehicles in an informal arrangement should the need arise, but this is unlikely to occur.

12 Cornwall Road is located close to local shops and services as well as bus routes making it perfect for this type of resident as these all can be accessed on foot. The service provided to residents also positively contributes to the area by providing employment opportunities in the local community.

The property has been inspected by relevant officers of Arun District Council and viewed by WSCC to ensure it will provide the right standard and quality of accommodation to meet high demand for supported living accommodation of this kind.

Kind regards

Robert

Robert Benn DipArch RIBA
Director
RBA Architects

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