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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Raymond Cole <Raymond.Cole@arun.gov.uk>

Sent: 13 March 2021 16:39

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: LU/238/20/OUT - Land west of Bridge Road Roundabout, Littlehampton

Please could you upload the following e-mail to the application folder LU/238/20/OUT as correspondence from the applicant confirming agreement to an extension of time?

Thank you

Raymond Cole
Principal Planning Officer
Directorate of Place

T: 01903 737598

E: **raymond.cole@arun.gov.uk**

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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications

- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Robert Barker [REDACTED]
Sent: 13 March 2021 10:22
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
[REDACTED]

Subject: Re: LU/238/20/OUT - Land west of Bridge Road Roundabout, Littlehampton

Dear Raymond

I left you a voicemail on Friday and it would be good to have a quick catch up.

1. We have received a response from s106AH that we will send on shortly, I am just waiting for the Boyce's comments before forwarding. I would be grateful if we can discuss this before sending it back to Dixon Searle as our consultant think that their insistence on using a small sample of BICS rates, rather than the industry standard default assessment (which he says they normally use and has a wider pool of information) is unreasonable and unrealistic. They seem to believe that one can achieve premium values at budget costs – this is just illogical. This is an ambitious and complex scheme and not recognising the clear viability issues could just prevent it from ever being realised.
2. I totally agree, and it is causing is great frustration that this still is not concluded yet. WSCC has now asked for additional survey work for aspects of the safety audit. However, there are road works currently in place on the 259 and so it cannot be done until this is finished – due on the 21st. Honestly, you could not make this stuff up! Everything else is done.
3. I confirm that the client agrees to an extension of time until the 30th April 2021. However, if it is to be heard at committee on the 28th are you happy that you will have enough time to conclude afterwards.

Best regards

Robert

From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Date: Wednesday, 3 March 2021 at 15:33
To: Robert Barker [REDACTED]
[REDACTED]

Subject: LU/238/20/OUT - Land west of Bridge Road Roundabout, Littlehampton

Dear Robert

1. Please find attached a copy of the response from Dixon Searle on the additional viability information. You will note, from their conclusion, that “the submission continues to present some uncertainties over the assumptions and we remain unable to agree to a reduced level of affordable housing”.
2. Please could you advise me when the revised highways plan/s and road safety audit will be submitted? This is long overdue and will need to be the subject of formal consultation with the local highway authority.
3. Please could you confirm that your client agrees to an extension of the time period in which to determine this application until 30 April 2021? If the application is determined by the Development Control Committee, it is now likely to be reported at the meeting due to be held on 28 April 2021.

Many thanks

Raymond Cole
Principal Planning Officer
Directorate of Place



T: 01903 737598
E: raymond.cole@arun.gov.uk

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