

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 27 November 2020 18:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/247/20/PL - 57 River Road, Littlehampton

Please scan as correspondence with agent.

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



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

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From: Carl Gulland [REDACTED]
Sent: 27 November 2020 18:28
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: LU/247/20/PL - 57 River Road, Littlehampton

Dear Anita

I have just managed to have a conversation with Jane and hopefully have arrived at an acceptable approach.

Thank you for setting out the reasons why you would be recommending refusal. We feel that all of these reasons can be appropriately addressed and would like to have the opportunity to do so before a determination. I would be grateful if you would consider a further 3 week extension of the application to allow us time to address the reasons. If this isn't possible our intention would be to submit a new application following the determination. We don't wish to withdraw the application.

I hope that makes sense and sounds a reasonable way forward. We are keen to work with Arun to arrive at a proposal that everyone can celebrate as a positive addition to the town.

Kind regards

Carl

Carl Gulland
Director



www.johnpardeyarchitects.com
John Pardey Architects
Beck Farm Studio
St. Leonard's Road, East End
Lymington, Hampshire, SO41 5SR

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<http://www.johnpardeyarchitects.com/news/john-pardey-architects-and-covid-19/>

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Gold Medal for Architecture in Wales 2013

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On 27 Nov 2020, at 18:11, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Carl,

I am not in Thursday or Friday next week, but as long as you let me know by 5pm on Wednesday that would be fine.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place
<[image011.jpg](#)>
T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Carl Gulland [REDACTED]
Sent: 27 November 2020 16:15
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: LU/247/20/PL - 57 River Road, Littlehampton

Dear Anita

We are reviewing whether it would be better to withdraw the application or have it determined as a refusal. It would be helpful if we were able to have until later next week to do so - I have been tied up in meetings all day and haven't had a chance to properly discuss with Jane. Would it be possible to let you know by Thursday instead of midday Monday?

Kind regards

Carl

Carl Gulland
Director

<image010.jpg>

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On 26 Nov 2020, at 19:22, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Carl,

I have now had the opportunity to consider the application submitted and the consultation responses received and discuss the proposals with my Team Leader.

The application will be recommended for refusal for the following reasons:.

- The site lies within the Littlehampton River Road Conservation Area and given the height of the southerly unit and the impact of the development on non- designated heritage assets within the Conservation Area it is not considered that the proposal would preserve and enhance the character and appearance of the Conservation Area in conflict with policies HER DM3 and HER SP1 of Arun Local Plan
- The proposal results in the loss of a non- designated heritage asset and it has not been adequately demonstrated that the building cannot be repaired and put to a viable beneficial use or re-use in conflict with policies HER SP1 and HERDM2 of Arun Local Plan.
- The site lies in an area at high risk of flooding and the proposal provides vulnerable uses within this area. The proposal does not include a sequential

test as required by policy WDM2 of the Arun Local Plan and results in development at high risk of flooding when alternative sites at lower risk have not been comprehensively considered. The development also does not include sufficient sustainability measures to outweigh the risk of flooding as required by the exceptions test and the NPPF.

- The proposal is located within an Economic Development Area and the loss of employment opportunities at the site would be contrary to the aims and objectives of policies EMP DM1(2) and EMP SP2 of the Local Plan.

I am therefore contacting you to allow you the opportunity to withdraw the application prior to a decision being reached. If I do not hear from you by lunchtime on Monday I will assume you wish the application to be determined.

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place

<image010.jpg>

T: 01903 737529

E: anita.gardner@arun.gov.uk

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