

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 April 2019 11:33
To: Planning Scanning
Subject: FW: LU/2/19/PL - Unit 1 Lineside Way, Littlehampton

From: Anita Gardner
Sent: 25 April 2019 10:09
To: Planning.Responses
Subject: FW: LU/2/19/PL - Unit 1 Lineside Way, Littlehampton

[REDACTED]

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Rob Pallett | Finecast Foundry [REDACTED]
Sent: 24 April 2019 17:19
To: Anita Gardner
Cc: John Pakenham; Dave Smart; Reilly Construction; Chris Heatley | Finecast Foundry; Miriam Nicholls; Wayne Gosden
Subject: RE: LU/2/19/PL - Unit 1 Lineside Way, Littlehampton

Hi Anita,

Apologies for writing to you directly but I would like to put some perspective from Finecast on what this development means to us as a business.

We currently employ 80 people from the local area in all levels of skills. This new development would allow us to grow the business by another 30 people; we are working in partnership with local schools and colleges to get young, local people on our apprentice and graduate training schemes and the delay on this development impacts the number of places we can offer. We have grown the business from £5M two years ago to £10.5M in our last financial year and expect to increase our sales this year dependant on increasing our footprint which relies on us getting this planning approval through promptly. We thought this would be the case because we already had permission to build on the site. We have only gone back to you simply raise the roof height which I cannot imagine impacts on any site flood risk, the concern raised. We have major customers – Jaguar Land Rover, Porsche, Mercedes Benz, The MOD, to name a few – that we have worked hard as a business to partner with and they are pushing to place more business with us. This delay will mean we will have to say no to this increased business and run the risk of them not coming back again.

Last year alone we spent almost £1M on new capital – new machining centres, foundry equipment and the latest technology in optical scanning equipment and we are one of the few foundries in the world to run a casting simulation software package that allows us virtually pour every new product to reduce waste and improve productivity.

Hopefully the few small paragraphs above show you how Finecast has grown as a local business and is one that cares and values the opportunities available to it in the local employers market and is also not a small business, although still family owned and run. We rely on the local area to staff our business and in return are creating more and more job opportunities for local people of all ages. This development, which is already approved except for the roof height increase, is so very valuable to us and thus the local area.

We would very much welcome the opportunity to visit you at your offices next week, or even better still welcome you to our site, to discuss our application and show you how important it is to us.

Thank you.

Rob Pallett | Finecast Foundry



Finecast Foundry Ltd

From: Wayne Gosden <[REDACTED]>
Sent: 24 April 2019 15:52

Subject: FW: LU/2/19/PL - Unit 1 Lineside way, Littlehampton

Thank you for asking engineer.

However, just to be absolutely crystal clear for all does this mean due to your engineer advices you will only recommend the application for Planning Approval with this condition on it such that you require a one year or so monitoring before any works can proceed?

If so it will be a client discussion if they want to proceed either

1. with the extension already approved at existing ridge height or
2. not at all as I am aware they have the need for a raised ridge height building now possibly resulting in
3. seeking other premises

What I don't understand is considering the approved application has the same footprint, why is there now a bigger issue when we are simply raising the roof and therefore not adding to the volume; what is the difference?

Regards

Wayne Gosden
[REDACTED]

Marshall Clark LLP, 24 Grafton Road, Worthing, West Sussex, BN11 1QP
[REDACTED]

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From: Anita Gardner [REDACTED]
Sent: 24 April 2019 14:47
To: Wayne Gosden
Subject: RE: LU/2/19/PL - Unit 1 Lineside Way, Littlehampton

Hi Wayne,
Please see our Engineer's comments below and let me know how you wish to proceed
Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

1: [REDACTED]

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From: Laura Gibbons
Sent: 24 April 2019 14:23
To: Anita Gardner
Subject: RE: LU/2/19/PL - Unit 1 Lineside Way, Littlehampton

Hi Anita,

In my opinion no there isn't an alternative. There is no way to assess the adequacy of design without this winter testing and therefore there is no way to ensure the development will not increase flood risk.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner
Sent: 17 April 2019 10:06
To: Laura Gibbons
Subject: FW: LU/2/19/PL - Unit 1 Lineside Way, Littlehampton

Hi Laura,

Please see e-mail below. Is there any other option/alternative to the proposed drainage conditions given that the tenant may be forced to re-locate?

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Wayne Gosden [REDACTED]
Sent: 17 April 2019 08:34
To: Anita Gardner
Subject: RE: LU/2/19/PL - Unit 1 Lineside Way, Littlehampton

Dear Anita,

I have managed to have a detailed conversation with our flood risk engineer to understand the ramifications of the proposed winter monitoring.

I am deeply concerned at the prospect that if this condition is approved it effectively postpones any likelihood that the approved extension can be built this year assuming I understand it correctly.

Please clarify if this is the intention that nothing can be constructed until after winter 2019-2020 from within the scope of this application as it will stop this development and client tenant will be looking to move elsewhere

Your clarification appreciated

Regards

Wayne Gosden
[REDACTED]

Marshall Clark LLP, 24 Grafton Road, Worthing, West Sussex, BN11 1QP
[REDACTED]



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From: Anita Gardner [REDACTED]
Sent: 15 April 2019 11:57
To: Wayne Gosden
Subject: RE: LU/2/19/PL - Unit 1 Lineside Way, Littlehampton

Dear Wayne,

I note that I have not received your comments following discussion with your Engineer. The current EOT expires on Wednesday and without your agreement to the pre commencement conditions or further information from your engineer the application cannot progress with a positive recommendation. I would therefore suggest that we agree a further extension of time until 08-05-2019 to allow for further discussion to take place. Please confirm your agreement by return.

Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

In [REDACTED]

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From: Wayne Gosden [REDACTED]
Sent: 08 April 2019 10:59
To: Anita Gardner
Subject: Re: LY/2/19/PL

Extension agreed Anita
Regards

Wayne Gosden
[REDACTED]

Marshall Clark LLP
24 Grafton Road, Worthing
West Sussex, BN11 1QP
[REDACTED]

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On 8 Apr 2019, at 10:05, Anita Gardner <[REDACTED]> wrote:

Dear Wayne,
Can you agree to an extension of time to allow for this discussion to take place? Shall we say until 17-04-2018 so that I can consult with our engineer once your response is received?
Regards
Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

T: [REDACTED]

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From: Wayne Gosden <[REDACTED]>
Sent: 04 April 2019 17:25
To: Anita Gardner
Subject: RE: LY/2/19/PL

Afternoon Mrs Gardner

Thank you for the update. I was going to drop you a line on the project

I will run this passed engineer for translation and client for thoughts and will come back to you

Regards

Wayne Gosden
[REDACTED]

Marshall Clark LLP, 24 Grafton Road, Worthing, West Sussex, BN11 1QP

Website: [REDACTED]

<image001.jpg>

<image002.png> [REDACTED]

<image003.png> [REDACTED]

<image005.png>

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From: Anita Gardner [REDACTED]
Sent: 04 April 2019 17:00
To: Wayne Gosden
Subject: FW: LY/2/19/PL

Dear Mr Gosden,

Please see attached pre-commencement conditions letter for your approval.

I am not in the office tomorrow and would be grateful for your agreement to an extension of time on the above application until 12-04-2019 to allow for your agreement and processing.

Regards

Anita Gardner

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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