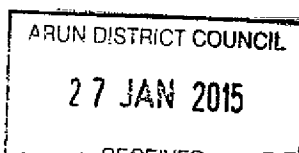


The Martello Enterprise Centre Management Company Ltd
Unit 1
Martello Enterprise Centre
Courtwick Lane
Littlehampton
West Sussex
BN17 7PA



Thursday 22nd January

Re: Response to Planning Application – LU/328/14/PL
Unit 10 Martello Enterprise Centre, Courtwick Lane,
Littlehampton, West Sussex, BN17 7PA

Dear Sirs,

May I first take the opportunity to thank you for bringing the apparent issues & incorrect items within the above named planning application for the Extension of Unit 10 to my attention.

While I am aware of the ownership and control held within the Martello Enterprise Centre by the Martello Enterprise Centre Management Company, I would like to issue some points relating to all items you are declaring to be incorrect within the planning application:

Parking Spaces:

Your statement: *'The placement of Parking Spaces is not under the control of the individual units. Your application shows a change of location of a parking space.'*

While I completely accept all ownership and control of common areas by the Management Company I must state that this slight movement of the 2nd front facing car parking space is an error and will be amended on the plans.

Your statement: *'Your notation states an additional parking space'*

Our plans show all 3 parking spaces as originally displayed by PJR Building Surveyors Project Managers drawing titled 'Car Park Layout' (Drawing Number: B15/01/12 C) I have taken the liberty of attaching the aforementioned drawing to this letter.

Surface Water Drainage:

Your statement: *'Your application shows your new building using existing surface water drains within the common parts of the MECMCL.'*

I quite agree our drawing shows use of existing surface water drainage which was previously permitted on application LU/194/07 & Scheme LU/280/01 (as originally agreed with the Environment Agency)

Unit 10, Martello Enterprise Centre, Courtwick Lane, Littlehampton, West Sussex, BN17 7PA
P 01903 859274 F 01903 733503 E info@rjhconstruction.net W rjhconstruction.net

In this aspect of our application no amendments have been made in accordance with previously permitted applications. Which brings me to ask the reason behind such objection to a previously agreeable topic.

Ramp:

Your statement: *'Your application shows an entry Ramp constructed on the MECMCL Common Parts.'*

Again, I wish to refer back to previously approved scheme LU/194/07 You will note all ground floor front (East) Elevation designs on LU/328/14/PL are in fact direct copies of the front (East) Elevations shown on LU/194/07 – again I have included & highlighted to indicate the proposed ramped access.

Boundary:

Your statement: *'Your application shows a boundary outside of the building boundary which implies that you have control within that boundary.'*

Again, referring to approved scheme LU/194/07. All block plans and relating plans indicating site boundary are carbon copies of aforementioned approved scheme. We have strictly kept within the boundaries permitted for Unit 10 and would never look to exceed these limitations.

Exit/Entry Door:

Your statement: *'Your application shows a new door opening onto the MECMCL Common Parts.'*

An exit/entry door opening is show on our application (LU/328/14/PL) exactly as shown on approved scheme LU/194/07. Which again arises a similar question as previously mentioned in this letter; why is such an objection to a previously approved and agreed item.

Storage Bins:

Your statement: *'Your application shows the placement of rubbish bins on the MECMCL Common Parts.'*

While I am aware our Design & Access statement indicates '...the proposed storage provision is one 140-litre wheelie bin located inside the unit, with a 660 litre bin placed at the rear of the unit on the existing hard standing between building at fence' I must raise a point that many units within the Martello Enterprise Centre have bins stored on the MECMCL Common Parts, a number exceeding eight at quick glance within close proximity to Unit 10 which brings me to wonder why said rule is permissible to some and not others. If perhaps someone could clarify this ruling to myself then perhaps this issue could be resolved to suit all parties involved.

Regarding your general comments I would like to discuss a few points further, I have listed them below with my responses:

'The planning application as described in planning application LU/328/14/PL is considered out of character with the other units within the Martello Enterprise Centre. That is to say that the other adjacent units are single storey and the original concept as planned by the developers of the industrial estate was a simple single storey unit extension.'

While I appreciate your comments here, I would like to state that on planning application LU/328/14/PL the proposed first floor is set from the ridge line to the back of the property therefore the front elevation remains in keeping with the rest of the single storey units (4 through 9). All materials used were always and will always be intended to match the adjoining units in both colour and style (with first floor also matching the larger multi storey buildings on the estate) all would be agreed by the estate prior to any commencement of works.

'It is considered that if this development was approved and built that it would have a negative effect on the value of the other units.'

From our professional opinion and advice we have sought; should the development proceed and be built although we appreciate your concern of the negative effect on the value of adjoining units; Unit ten would be considered a totally different entity due to the size of its workable floor space being considerably larger than the adjoining units therefore the value of Unit ten would not affect the value of Units four through nine.

'You are also aware that this particular corner of the Martello Enterprise Centre has seen a number of serious accidents as large articulated Lorries have tried to negotiate this very tight corner. It is therefore considered that it may only be a matter of time before this situation will result in injury to persons going about their business. Your proposal does not take this into account, indeed if enacted would exacerbate this already dangerous situation.'

My first point relating to the above comment relates directly to the Design & Access statement (copy attached). Particularly the following passage within the document:

'The proposal should not result in any significant increase in either traffic movements or parking requirement as a result of its use by the Applicant.'

I must reiterate that this proposed extension is purely due to a requirement for our business to have larger internal floor space & is no larger than the current external storage enclosure with no extra parking spaces proposed. No extra vehicles will be coming onto the Martello Enterprise Centre as a direct result of this proposed extension and while I am very aware of the issues on this particular corner of the MEC, I must state that due to the nature of our business we deal with access issues and the health and safety of ourselves and others on a daily basis therefore I find the insinuation that we have not taken into account the severity of the access on this particular corner quite offensive.

'It is also worthy of note that your planning application if enacted would severely limit vehicle access to Unit 11 and prevent the free and unhindered access to this unit.'

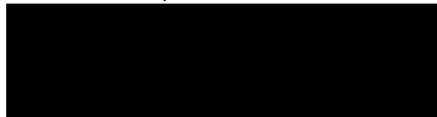
I must again raise another point previously mentioned, the proposed extension is in no way larger than the existing storage facility adjacent to unit 10 and opposite unit 11, with this facility now being erected for a total of 12 months without any resulting issues arising relating to the access to Unit 11.

One further point directly relating to our application LU/328/14/PL, the design shows a WC in the proposed extension this is to be removed, there will be no need for a WC therefore no new foul drainage as the proposed is purely an extension to Unit 10.

Finally, I would like to say that we all at RJH Construction are enjoying having our ever growing business as part of the MEC and feel we are an asset to an already well developed Estate within the MEC and although we have a need to increase the internal floor space of our premises here we hope all issues with our planning application to extend Unit 10 can be resolved in the best way possible to suit all parties.

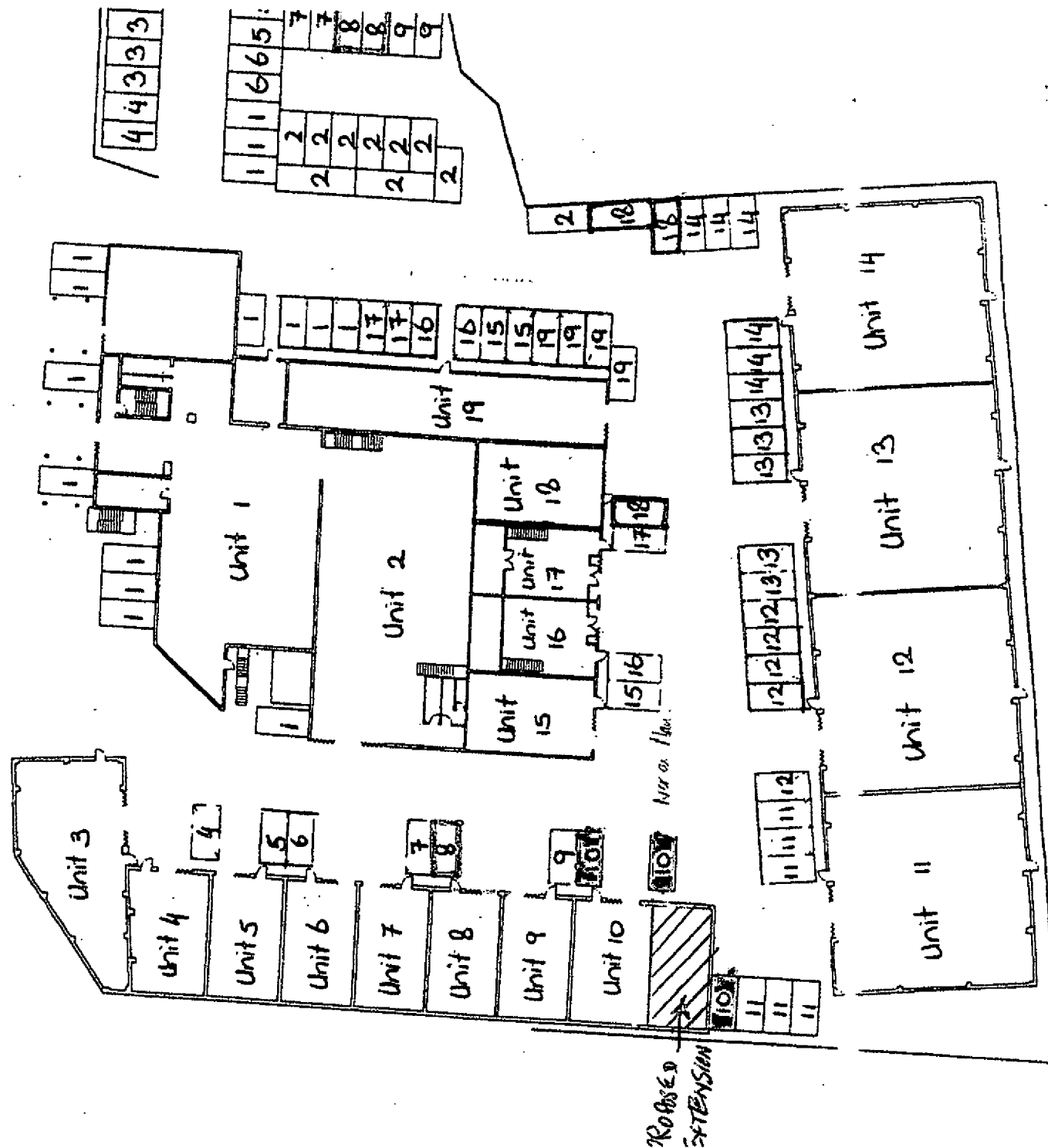
I would hope that should you wish to discuss this further we can discuss reasonably face to face if need be; if you would like to do so then please liaise with a member of my team at Unit 10.

Yours faithfully,



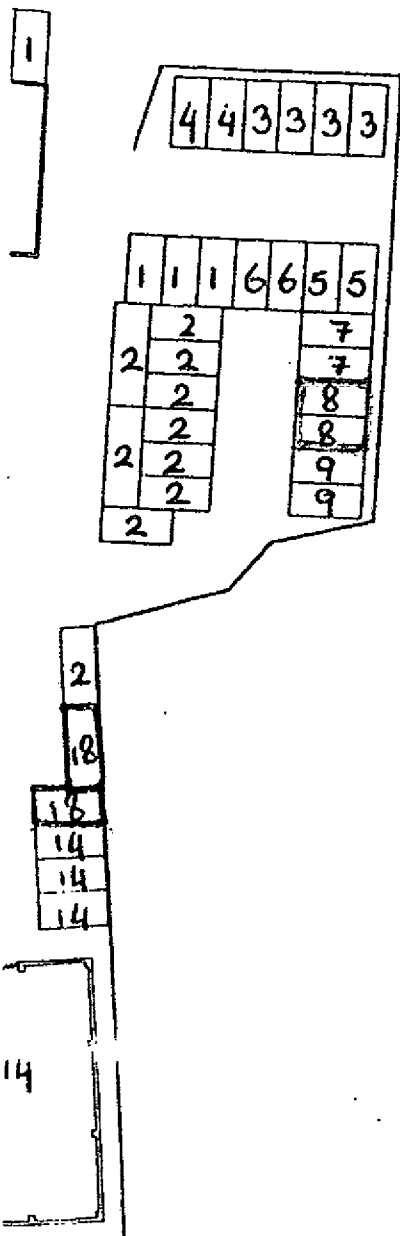
Robert J. Hamson
For and on behalf of
RJH Construction (Sussex) Limited

c.c. Assistant Director of Planning & Economic Regeneration
ARUN CIVIC CENTRE
MALTRAVERS ROAD
LITTLEHAMPTON
BN17 5LF



Car Parking Spaces

Unit 1	-	15 spaces
" 2	-	10 spaces
" 3	-	4 spaces
" 4	-	3 spaces
" 5	-	3 spaces
" 6	-	3 spaces
" 7	-	3 spaces
" 8	-	3 spaces
" 9	-	3 spaces
" 10	-	3 spaces
" 11	-	6 spaces
" 12	-	5 spaces
" 13	-	5 spaces
" 14	-	6 spaces
" 15	-	3 spaces
" 16	-	3 spaces
" 17	-	3 spaces
" 18	-	3 spaces
" 19	-	4 spaces



Client: B & S VENTURES

Project: MARTELLO ENTERPRISE CENTRE
COURTWICK LANE
LITTLEHAMPTON

Title:

CAR PARK LAYOUT

Drawing Number:

B15/01/12

C



PJR

BUILDING SURVEYORS
PROJECT MANAGERS

Cuxton House
24 High Street
Barnetford
Surrey SM7 2LJ

Tel: 01737 360808
Fax: 01737 360809

e mail:
PJRServices@BTinternet.com

Amendments:

'A' 06/11/01 DIMENSIONS ADDED.

Proposed New Industrial Unit
South of Unit 10, Martello Enterprise Centre, Courtwick Lane, Littlehampton

REVISIONS TO SCHEME APPROVED AS LU/280/01

DESIGN and ACCESS

The design and access proposals are essentially the same as for the approved scheme.

ACCESS

The site is part of an established Industrial Estate, and access to the proposed building is by way of the existing hard areas which are laid out to provide adequate access and circulation to all parts of the estate. The proposal should not result in any significant increase in either traffic movements or parking requirement as a result of its use by the Applicant.

DESIGN

The bulk and form of the proposed building is matched to the existing adjoining range of small industrial units.

The design is very similar to the approved proposal, except the building width is reduced, and there are minor changes to the proposals for the door and window. The form of these elements is appropriate for a small industrial unit of this nature.

The proposals for disposal of Surface and Foul water are the same as was agreed with the Environment Agency in connection with the Approved Scheme LU/280/01, as communicated to Arun District Council Planning Department on 18th October 2006.

The Proposal does not include any plans for installing oil tanks.

ARUN DISTRICT COUNCIL				
No.	LU	194	07	
RECEIVED	4/5/07			

**Proposed New Industrial Unit
South of Unit 10, Martello Enterprise Centre, Courtwick Lane, Littlehampton**

REVISIONS TO SCHEME APPROVED AS LU/194/07

DESIGN and ACCESS

The access proposals are essentially the same as for the approved scheme. The design has been modified to provide an office space at roof level.

ACCESS

The site is part of an established Industrial Estate, and access to the proposed building is by way of the existing hard areas which are laid out to provide adequate access and circulation to all parts of the estate. The proposal should not result in any significant increase in either traffic movements or parking requirement as a result of its use by the Applicant.

DESIGN

The bulk and form of the proposed building is matched to the existing surrounding small industrial units. The building is shielded from viewpoint outside the Enterprise Centre Site by the surrounding buildings. The overall height of many of the adjoining buildings is greater than the maximum height of this proposal.

Apart from the proposed first floor office, the design is very similar to the time-expired approved scheme, except that the WC is moved to the rear.

The form of these elements is appropriate for a small industrial unit of this nature.

**Unit 10, Martello Enterprise Centre, BN17 7PA:
Proposed New Industrial Unit**

DRAINAGE STATEMENT

The existing surface water drainage system already deals with all rainwater falling on the area to be covered by the building, and discharges into a public surface water sewer via private drains. Suitable connections already exist ready for immediate use. Similarly, there is a foul drain adjoining the site of the new building which has sufficient capacity for the new unit, and which discharges to a public foul sewer via a private drain. Final discharge into a watercourse / subsoil is outside the control of the site owner, and is the responsibility of the statutory undertaking.

No oil tanks are planned as part of the implementation of this unit.

Prior to submitting Application Number LU/194/07, I had a discussion with the Environment Agency after investigating the situation on site, and I append a copy of their reply to my written enquiry, which says that they are satisfied by the proposed methods of disposal.

**Unit 10, Martello Enterprise Centre, BN17 7PA:
Proposed New Industrial Unit**

BIN STORAGE and COLLECTION

The proposed use is largely storage of tools and equipment, with an element of occasional bench joinery and carpentry operations. Some materials and components would be stored on the premises, but would mainly be taken elsewhere to used and processed, complete with their packaging.

The proposed ancillary office use should only produce a few tens of litres of waste per week.

The quantity of waste produced would therefore be small and the proposed storage provision is one 140-litre wheelie bin located inside the unit, with a 660 litre bin placed at the rear of the unit on the existing hard standing between building at fence. There is space for more than one bin, although only one could be accessed at a time.