

From: Nicola Spencer on behalf of Planning.Responses
Sent: 07 April 2022 17:30
To: Planning Scanning
Subject: FW: LU/382/21/PL - 71 High Street, Littlehampton

Nicola Spencer
Technical Support Manager,
Planning Services



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Obafemi Okusipe
Sent: 07 April 2022 09:55
To: Planning.Responses
Subject: FW: LU/382/21/PL - 71 High Street, Littlehampton

Hi,

Kind regards,

Obafemi Okusipe
Senior Planner

Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.

Arun District Council, Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

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From:
Sent: 07 April 2022 09:50
To: Obafemi Okusipe
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

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Obafemi,

EOT until 17th May 2022 agreed.

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF



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Proud to be a member of...



From: Obafemi Okusipe [Redacted]
Sent: 06 April 2022 13:14
To: alex@mhnsincooper.com
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Hi Alex,

Can you kindly agree to an extension of time till 17th May 2022 to facilitate this meeting on the 3rd May 2022 and subsequent processing. Many thanks for your cooperation.

Kind regards,

Obafemi Okusipe
Senior Planner



Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.

Arun District Council, Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF



From: [REDACTED]
Sent: 30 March 2022 09:41
To: Juan Baeza [REDACTED] Obafemi Okusipe [REDACTED]
Cc: 'Abe Mohs' [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

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Juan,

Understood.

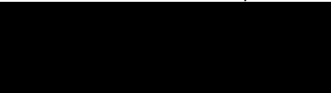
I will ask Abe to circulate a zoom invitation.

Can I please ask that both officers undertake a site visit ahead of our zoom meeting?

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF



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From: Juan Baeza [REDACTED]
Sent: 30 March 2022 09:39
To: [REDACTED] Obafemi Okusipe <[REDACTED]>
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Dear Alex

Obafemi and I can do the 22nd at 11am. Unfortunately as we remain working from home it will need to be on line. Can you please send a Zoom/Teams invite.

Thanks

Juan Baeza
Team Leader,
Planning Department



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From: [REDACTED]
Sent: 30 March 2022 09:26
To: Juan Baeza [REDACTED] Obafemi Okusipe [REDACTED]
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

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Juan,

Thanks for your voicemail of yesterday afternoon. Apologies, I was out of the office.

I certainly embrace the suggestion of a Zoom Meeting to discuss the application in more detail.

Have you and/or your Officer visited site? I do think this is important, as it clear ups many of the concerns.

I was suggesting a face-to-face meeting, as this would allow for a 5-minute walk to the site and a sit-down meeting to discuss the application as a whole. The proximity of the site to the Council offices is so convenient, that it would be a shame to miss out on that opportunity.

However, if this isn't something which can be accommodated, then we can settle for a Zoom Meeting.

May I suggest the following dates/times:

Monday 4th April – all day

Thursday 7th April – 3pm onwards

Friday 8th April – all day

Wednesday 20th April – all day

Thursday 21st April – until 11am

Friday 22nd April – all day

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF

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Proud to be a member of...



From: Juan Baeza [REDACTED]
Sent: 30 March 2022 08:27
To: [REDACTED] Obafemi Okusipe [REDACTED] >
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Dear Alex

I left a voice mail on your mobile yesterday. Did you receive it?

Regards

Juan Baeza
Team Leader,
Planning Department



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www.arun.gov.uk/planning

From: [REDACTED]
Sent: 28 March 2022 14:14
To: Obafemi Okusipe [REDACTED] Juan Baeza <[REDACTED]>
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

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Juan,

Can you please come back to me with some dates as to when we can meet on-site and have a short meeting?

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF
[REDACTED]

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Proud to be a member of...



From: Obafemi Okusipe [REDACTED]
Sent: 24 March 2022 12:04
To: [REDACTED] Juan Baeza [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Alex,

Many thanks for your email. Yes, Juan and I discussed this application before going on leave. I believe he will respond to you in this regard upon his return from leave. Many thanks for your understanding.

Kind regards,

Obafemi Okusipe
Senior Planner

E [REDACTED]

Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.

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From: [REDACTED]
Sent: 24 March 2022 11:50
To: Obafemi Okusipe [REDACTED] Juan Baeza [REDACTED]
Cc: 'Abe Mohsi [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

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Obafemi,

I write following my email to you of 14th March.

I also emailed your Team Leader, Juan Baeza.

He mentioned that he was going to speak to you regarding this application, based on the Pre-Application Advice and your comments below.

It is not clear to me if this discussion took place, as I have been chasing Juan and believe that he is on leave until 28th March.

I am keen that we not draw a line under this and work to find suitable solutions.

As I have consistently said, why don't we have a site meeting followed by a meeting at your offices (given that they are only a few minutes apart).

That way, we can delve a little deeper into your concerns and discuss potential solutions.

I look forward to hearing from you.

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



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Proud to be a member of...



From: [REDACTED] <alex@MOHSINCOOPER.CO.UK>

Sent: 14 March 2022 15:10

To: 'Obafemi Okusipe' [REDACTED]

Cc: 'Abe Mohsin' [REDACTED]

Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Obafemi,

Where I am struggling with this, is that the normal process is to undertake a Pre-Application Enquiry, highlighting issues which the Council have, and then applicant address those in a submission.

We did that.

- Design / Overdevelopment – was no objection at Pre-App Stage
- Lack of adequate amenity and open space – was a concern at the Pre-App Stage, we have provided some, but you are not pointing me to a level you are expecting to see from the scheme. The Council have no standards for me to work from, so this is a judgement. Therefore, what is your judgement? What level of open space are you expecting from a site in the centre of Littlehampton Town Centre?
- Lack of car parking– was a concern at the Pre-App Stage, we but undertook a Transport Assessment which has been considered by WSCC and they have raised no objection. I am confused as to the difference in opinion. What level of car parking would you be expecting from a site in the centre of Littlehampton Town Centre? I note that Appeal 3155548 was overturned based on the Council's requirement for car parking serving a HMO scheme in a central location.
- Unsatisfactory HMO provision – in terms of? Room sizes? Number of bathrooms? Size of the kitchens?

- Character and appearance of host building and setting of heritage assets – was no objection at Pre-App Stage

Your view is that *“Pre-Application advice should not be considered or deemed planning permission. It is an advice / guide with no intention to mislead. Therefore, any issue(s) not highlighted or covered at pre-application stage should not be deemed irrelevant / unnecessary.”*

But I do not understand the point in the Local Authority offering Pre-Application Advice if the conclusions reached can be subsequently ignored.

The Pre-App Advice we received confirmed:

“At Arun Design Guidance 'Infill Developments' development is required to provide a cohesive and unified response to the existing scale, form, massing and design details of surrounding development and to ensure that any deviations from the prevailing character of the area are for a high quality design response which complements its surroundings and is appropriate to the schemes location in the existing street hierarchy. The plain and simple design of the new development is considered to accord with the Design Guidance in this respect.

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reasons;

- *No amenity space has been provided for the residential units.*
- *No parking has been provided for the residential units.”*

What I am trying to highlight is that we are not splitting hairs over some minor components of the scheme, but your comments are a complete contradiction to earlier Officer opinions.

I accept that the advice is not a consent, but there is a requirement for consistency – which underpins the planning system.

The NPPG picks up on this:

How can pre-application engagement improve the efficiency and effectiveness of the planning application system?

Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. This can be achieved by:

- *providing an understanding of the relevant planning policies and other material considerations associated with a proposed development*
- *working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development, including, where relevant, the need to deliver improvements in infrastructure and affordable housing*
- *discussing the possible mitigation of the impact of a proposed development, including any planning conditions*
- *identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage. The information requested must be reasonable (more information can be found in Making an application).*
- *putting in place a Planning Performance Agreement where this would help with managing the process and agreeing any dedicated resources for progressing the application*
- *The approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.*

Is pre-application advice binding?

Pre-application advice provided by the local planning authority cannot pre-empt the democratic decision making process or a particular outcome, in the event that a formal planning application is made. The advice could, however, be a material consideration to be taken into account and given weight in the planning application process.

I accept that the NPPG does confirm that Pre-Application Advice is not BINDING, but it is a material consideration.

I am suggesting a face-to-face meeting, as clearly there has been significant divergence following our original engagement with Arun District Council and my client is demanding answers as to how we have gone from “open space and car parking” to “overdevelopment, open space, car parking, HMO provision and design”. I have to admit, I am struggling to understand this also.

If you were minded to refuse the application without further engagement, what would you be expecting me to do?

Submit a further Pre-Application Enquiry, which carries little weight?

Submit a revised planning application, despite a positive Pre-Application Enquiry and no indication of how to address your concerns?

Submit an Appeal?

I ask, as my client is going to ask me the same questions, and I am still confused with the differing opinions.

I would therefore welcome a meeting to discuss this site further – as it is only in Littlehampton, why don't we undertake a site visit and then sit down in the Council offices?

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF



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From: Obafemi Okusipe <[REDACTED]>
Sent: 14 March 2022 14:42

To: [REDACTED]
Subject: LU/382/21/PL - 71 High Street, Littlehampton

Alex,

I think I have made the material planning considerations clear which are hereby reiterate below as thus and these are my concerns in this regard.

- *design (overdevelopment);*
- *lack of adequate amenity and open space;*
- *lack of car parking spaces;*
- *unsatisfactory HMO provision; and*
- *adverse impacts on the character and appearance of host building and setting of heritage assets.*

Having said that I'm not local. I only commute once in two weeks for site visits. Furthermore, a face-to-face meeting will not necessarily change the material planning considerations in this instance. Many thanks for your cooperation.

Kind regards,

Obafemi Okusipe

Se [REDACTED]

E: [REDACTED]

Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.

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From: [REDACTED]
Sent: 14 March 2022 10:58
To: Obafemi Okusipe <[REDACTED]>
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: Obafemi LU/382/21/PL - 71 High Street, Littlehampton

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Obafemi,

Can you please send me some dates when Abe and I can come meet with you?

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF
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From: [REDACTED]
Sent: 11 March 2022 11:55
To: 'Obafemi Okusipe' [REDACTED]
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: Obafemi Okusipe - Lehampton

Obafemi,

Your comments have certainly taken me aback, given the positive comments received at the Pre-Application Stage of this scheme.

I appreciate that this represents only officer opinion, but I would question the purpose of the Pre-Application Service if it carries little to no weight.

That being said, turning to your comments:

Overdevelopment – the height of the proposals are commensurate with the higher density nature of this area. Planning Policy encourages higher density in sustainable locations, and being immediately adjacent to the main High Street makes the site the most sustainable it could possibly be. The existing building is three storey in height, and buildings opposite comprise both 2 and 3 storey buildings.

Amenity Space – we could look to provide additional amenity space at the roof level if you would like, as this was something we considered during the design process. However, we discarded this, as the development provides a good combination of communal internal space, an external area and is within walking distance of many open spaces.

Car Parking – I was of the view that West Sussex County Council have raised no objection on highways grounds

Unsatisfactory HMO provision – in what sense?

Adverse impacts on the character and appearance of host building and setting of heritage assets – happy to discuss an alternative design approach. We progress with this design following positive comments at the Pre-App Stage. Perhaps Abe and I could arrange a meeting with you to discuss a different approach?

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



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From: Obafemi Okusipe [REDACTED]

Sent: 11 March 2022 11:26

To: [REDACTED]

Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Dear Alex,

I do apologise for not replying earlier than now. I have reassessed your application. This scheme cannot be supported in this shape and form for the following reasons;

- design (overdevelopment);
- lack of adequate amenity and open space;
- lack of car parking spaces;
- unsatisfactory HMO provision; and
- adverse impacts on the character and appearance of host building and setting of heritage assets.

These are the concerns and I do hope these clarify issues.

Kind regards,

Obafemi Okusipe
Senior Planner

E: [REDACTED]

Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.

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From [REDACTED]
Sent: 11 March 2022 09:22
To: Obafemi Okusipe [REDACTED]
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

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Obafemi,

I have not heard from you since 11th February.

As far as I am concerned, there remains only a single issue - design.

We are therefore keen to get your thoughts, in light of the Pre-App Advice and seek to address concerns where necessary.

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF



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From: [REDACTED]
Sent: 04 March 2022 12:24
To: 'Obafemi Okusipe' [REDACTED]
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton
Importance: High

Obafemi,

I have not heard from you since 11th February.

I am meeting the client this afternoon and would like to know something which I can take to them.

As far as I am concerned, this appears to come down to design only.

We are therefore keen to get your thoughts, in light of the Pre-App Advice and seek to address concerns where necessary.

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF
[REDACTED]

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From: [REDACTED]
Sent: 18 February 2022 15:23
To: 'Obafemi Okusipe' [REDACTED]
Cc: 'Abe Mohsin' [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Obafemi,

Can I please have an update?

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF

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From: Obafemi Okusipe [REDACTED]
Sent: 11 February 2022 12:05
To: [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Hi Alex,

Many thanks for your reply. I will reiterate that property/site with character or heritage value can be quite sensitive considering the proposed development in the context of its setting and with respect to its architectural, landscape or historic interest. Therefore, its setting and interests need to be protected.

Similarly, Pre-Application advice should not be considered or deemed planning permission. It is an advice / guide with no intention to mislead and of which there is a caveat emptor attached. Therefore, any issue(s) not highlighted or covered at pre-application stage should not be deemed irrelevant / unnecessary.

Having said these, this application will be considered on its merit, based on the information provided. I will contact once I have done a detailed review of the application. Many thanks for your attention.

Kind regards,
Obafemi

From: [REDACTED]
Sent: 11 February 2022 11:35
To: Obafemi Okusipe [REDACTED]

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Obafemi,

Thanks for coming back to me.

We engaged with Pre-Application Discussions with the Council regarding a HMO scheme at the above-mentioned property.

The advice received from Officers concluded:

- The site is in the Built-Up Area Boundary (BUAB), a location where the principle of development is acceptable
- The proposed new build is modern in design and designed to tie in with the existing frontage at Barclays Bank.
- The spacing of the windows reflects that of the bank. The use of render also reflects the bank in style such that the new build would be read as a continuation of the built form.
- The plain and simple design of the new development is considered to accord with the Design Guidance in this respect.
- The proposal in its current form has a nil provision of amenity space provided. This is unacceptable and some form of external amenity space needs to be demonstrated/required.
- No parking has been provided with the scheme which is unlikely to be acceptable as it would cause on street parking.
- Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reasons;
 - No amenity space has been provided for the residential units.
 - No parking has been provided for the residential units.

We therefore reviewed our proposals.

- We retained the proposed use – as this was found acceptable in principle
- We retained the design approach – as this was found acceptable in principle
- We introduced amenity space – addressing a raised concern
- We provided a Transport Statement to confirm that no car parking would not cause harm – addressing a raised concern, with WSCC raising no objection as seen online

There are some neighbour comments regarding the principle of a HMO (as a model for providing accommodation) and the number of HMOs within the area. However, I don't believe that these are policy based arguments.

There are, however, objections to the design.

This is incredibly disappointing given the Pre-Application Advice confirming that this simplistic design approach would respond to the existing character and appearance to the building.

There are references to the property being a Building of Character, but this was not raised in the Pre-Application Advice.

Policy HER DM2 states:

“Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.”

At the outset, I am incredibly surprised that this former Barclays Bank is held in such high regard! I can understand that the adjacent Lloyds Bank has character to it, but this building?!

Perhaps, at a push, I can understand that the roof and chimney carries some character, but the area we are looking to extend/develop is shown below.



However, we are keen to resolve any concerns – as this remains a problem about design only.

As suggested at the Pre-Application Stage, we moved forward with a flat roof design. This received no objection. However, if something more akin to traditional roof designs is preferred, we would welcome your input and suggestions.

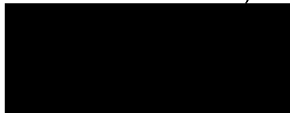
We are incredibly frustrated with the incomplete/misleading Pre-Application Advice, but would like to move onto finding solutions to ensure a positive outcome.

I look forward to hearing from you.

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF



[Email](#) [Website](#) [LinkedIn](#) [Twitter](#) [Instagram](#)

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From: Obafemi Okusipe [REDACTED]
Sent: 11 February 2022 09:22
To: [REDACTED]
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

Alex,

Many thanks for your correspondence. I just received your application less than a week ago and I'm also going through other applications.

I acknowledge the information in the Pre-App advice. Can you kindly make your comments or express your concern through this medium? Many thanks for your cooperation.

Kind regards,
Obafemi

From: [REDACTED]
Sent: 09 February 2022 14:41
To: Obafemi Okusipe [REDACTED]
Cc: 'Abe Mohsin' <[REDACTED]>
Subject: RE: LU/382/21/PL - 71 High Street, Littlehampton

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Obafemi,

I am keen to hear from you regarding our application and my email below.

When would be a good time for us to talk?

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF
[REDACTED]

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From: [REDACTED]
Sent: 04 February 2022 10:15
To: [REDACTED]
Cc: 'Abe Mohsin' [REDACTED]
Subject: LU/382/21/PL - 71 High Street, Littlehampton
Importance: High

Obafemi,

I wanted to make contact with you, as the agent acting on the above application.

At the outset, I would like to draw attention to the Pre-Application Advice we received from Arun District Council, dated 3rd February 2021. I have attached this for your information.

"DESIGN

Relevant policies include D SP1 and D DM1 of the Arun Local Plan (ALP) and adopted guidance in the Arun District Council (ADC) Design Guide SPD.

Policy D SP1 "Design" states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

The proposed new build is modern in design and designed to tie in with the existing frontage at Barclays Bank.

The spacing of the windows reflects that of the bank. The use of render also reflects the bank in style such that the new build would be read as a continuation of the built form.

At Arun Design Guidance 'Infill Developments' development is required to provide a cohesive and unified response to the existing scale, form, massing and design details of surrounding development and to ensure that any deviations from the prevailing character of the area are for a high quality design response which complements its surroundings and is appropriate to the schemes location in the existing street hierarchy. The plain and simple design of the new development is considered to accord with the Design Guidance in this respect."

I have reviewed the consultation responses that have been submitted to date.

I have noted that there are no objections from the Environment Agency nor Highways.

However, I have noted several comments about the building being considered a Non-Designated Heritage Asset / Building of Interest. My honest opinion is that I am surprised that this building is being held in such high regard.

Clearly, this was not mentioned within the Pre-Application Advice.

The implication of this, is that comments are being submitted on the design and how this does not respect the existing building.

We therefore need your input on how to move the project forward.

Our client is incredibly disappointed that none of this was referenced with the Pre-Application Feedback and we have advanced with a scheme based on the advice provided. We would like to work with the Council to find a design solution, as it would appear that the proposed use etc has been found policy compliant.

So, we are left with design.

Perhaps we could have a conference call or meeting with the architect to discuss how to move forward.

Alex Bateman BA(Hons) MSc MRTPI | Director of Planning
For and on behalf of **Mohsin Cooper Limited**



7 Hove Manor Parade, Hove Street, Hove, BN3 2DF

[Email](#) [Website](#) [LinkedIn](#) [Twitter](#) [Instagram](#)

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