

From: Mark Coates
Sent: 19 September 2018 12:06
To: Richard Castro-Parker
Cc: Juan Baeza; Nat King-Smith (MHA); 'Clare Sutton (MHA)'
Subject: RE: New Parking Scheme re: 1-7 Canada Road ref: AB/4/18/PL

Hi Richard

Further to the Highway queries and the response from Clare at MH Architects with whom I have discussed the issues I would like to confirm the following.

As the Highways do not require a Road Safety Audit, the only change will be to widen the footpath by 200mm which can be achieved without a problem.

We have therefore decided that although it would be cheaper to omit the parking it would detract from the scheme and the local environment and so we would like to leave the parking as proposed rather than omit it .

Apart from a drawing showing the revised footpath width and a revised annotation of 'Adopted Public Highway ' is there anything else you require ?

Kind regards,

Mark Coates

Mark Coates

Affordable Housing Consultant working on behalf of Arun District Council

Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Clare Sutton (MHA) [REDACTED]
Sent: 12 September 2018 15:57
To: Richard Castro-Parker
Cc: Juan Baeza; Mark Coates; Nat King-Smith (MHA)
Subject: RE: New Parking Scheme re: 1-7 Canada Road ref: AB/4/18/PL

Dear Richard

Thanks for sending the highways queries through. I can answer most of them so that we can get a formal response from highways in the short term. The question of whether to remove most of the parking can be addressed by the applicant on his return from holiday.

The annotation regarding 'ownership' was in relation to the notice that was required to be served to WSCC highways as this area of land is not owned by Arun District Council.

It is not proposed that the parking is for the sole use of residents of the proposed units. The spaces in the layby are indicated on the drawing as unallocated.

Both the 'slither' of land in the laybys and the footpath will be offered for adoption under a section 38 agreement.

The proposed footpath is 1800mm wide and will replace the current footpath which varies between 1400mm and 1650mm wide. It will connect to the existing footpath in front of the Mustchin Foundation which is approximately 1800mm wide. If necessary we will amend the site plan to increase the footpath to 2m.

If a stage 1 road safety audit is required we will commission one but I would note that currently cars can park on both sides of this narrow road - see attached photo courtesy of google maps and that the addition of the layby, increasing the width, should improve the safety.



I would be grateful if you would pass these responses to the highways officer.

Regards
Clare

From: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Sent: 12 September 2018 15:10
To: Clare Sutton (MHA) [REDACTED]
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: FW: New Parking Scheme re: 1-7 Canada Road ref: AB/4/18/PL

Dear Clare,

Please see the below comments from highways re: the parking re: 1-7 Canada Road ref: AB/4/18/PL. Please could you address the point raised. As there are a number of parking issues that need dealing with, it is considered that it would not be sensible to bring this application to committee on the 3rd October.

Yours sincerely

Richard Castro-Parker
Senior planning Officer (Contract)
Arun District Council

From: Ian Hayward [REDACTED]
Sent: 12 September 2018 12:21
To: Richard Castro-Parker
Subject: RE: New Parking Scheme re: 1-7 Canada Road ref: AB/4/18/PL

Hi Richard,

As per my phone call...before I can provide a substantive response I need some matters clarified. If you want to call me to discuss please feel free, I have summarised the key issues the amendments have created below.

Parking will be provided in 2 locations. A layby arrangement will be created on Canada Road to provide 5 parallel spaces. An off street space will be created via Hill Terrace to serve plot 1.

I note the site plan provided annotates areas 'owned' by WSCC. This is not strictly true as the areas indicated as considered 'adopted public highway' and not 'owned' by WSCC.

The layby arrangement will require land consider public highway and thus the spaces created could not be reserved for use specific use by residents of the proposed units. I note a slither at the southern extent of these spaces is not adopted highway.

Is it intended to have the areas of public highway within then layby 'Stopped Up', spaces could then be used specifically for residents of the proposed units, or will its status as public highway remain? If it is to remain as public highway will the slither of land be put up for adoption under a Section 38 Agreement?

Is it intended that the relocated footway will be offered for adoption under a Section 38 agreement? Ideally any newly created footways should be a minimum of 2.0 metres in width, this does not seem to meet this minimum width.

All of this will have implications for how parking is assessed. Though I would note that in principle the existing 4 dwellings were not provided with any off street car parking so we are not likely to raise any overriding highway issues to the scheme citing parking even if no off street car parking was to be provided.

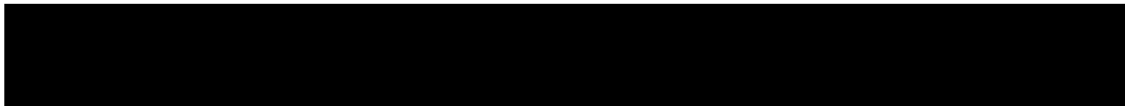
There is a question if the highway works should also be subject to a Stage 1 Road Safety Audit, presumably this has not been done given the change is quite recent. If you can look into the matters above regarding the applicants intentions over the layby and footway status I will consult this end and see if the works should be subject to a Safety Audit.

I suspect the changes were made without the knowledge of the knock on impacts it would have.

Kind Regards

Ian Hayward | Data & Information Officer | Information Management | Planning Services | Economy
Infrastructure and Environment Directorate
West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH



From: Richard Castro-Parker [<mailto:Richard.Castro-Parker@arun.gov.uk>]
Sent: 11 September 2018 09:55
To: Ian Hayward
Subject: FW: New Parking Scheme re: 1-7 Canada Road ref: AB/4/18/PL

Dear Ian,

Please see the attached amended plans as per my previous e-mail.

Yours sincerely

Richard Castro-Parker
Senior Planning Officer (contract)
Arun District Council

From: Richard Castro-Parker
Sent: 10 September 2018 15:12

Subject: New Parking Scheme re: 1-7 Canada Road ref: AB/4/18/PL

Dear Ian,

I am emailing regarding the new parking scheme re: 1-7 Canada Road ref: AB/4/18/PL. Please see the attached amended plans. I look forward to receiving your comments re: the newly proposed parking scheme. As this application is a Council application it will have to go to the Planning Committee. Ideally the application would be taken to the 3rd October Planning Committee. Therefore I would need your comments ASAP but by Monday the 1st October (latest) so that a committee update can be given with your comments.

Yours sincerely

Richard Castro-Parker
Senior Planning Officer (contract)
Arun District Council

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

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