

Karen Parsons

From: Anita Gardner
Sent: 11 March 2019 11:06
To: Karen Parsons
Subject: FW: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Please can this EOT until 08-05-2019 be recorded?

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Lauren Willard [REDACTED]
Sent: 11 March 2019 11:00
To: Anita Gardner
Subject: Re: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Hi Anita

Sorry for the delay in replying. We would like to proceed with the extension of time.

Kind Regards

Lauren

From: Anita Gardner
Date: Monday, 11 March 2019 10:54
To: Lauren Willard
Subject: FW: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Hi Lauren,

I note that I have not received a reply to my e-mail below.

Please let me know by the end of tomorrow how you wish to proceed or the application will be refused on the basis of the information currently submitted.

Regards

Anita

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Anita Gardner
Sent: 05 March 2019 12:01
To: 'Lauren Willard'
Subject: RE: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Hi Lauren,

Given that upon receipt of the information I would need to re-consult the EA and the Parish Council the whole process could take at least 2 months. I am prepared to accept the additional information as part of this application provided that you agree to an extension of time on the application until 08-05-2019 and that you appreciate that there may still be a requirement for a further EOT to be subsequently requested.

With regard to the visibility splays if they encroach on third party land then a new Certificate would need to be submitted and if the red edge of the application site is altered the application would need to be re-advertised. It may therefore be more appropriate to withdraw and resubmit afresh. Please let me know how you wish to progress the matter 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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Lauren Willard [REDACTED]
Sent: 05 March 2019 11:33
To: Anita Gardner
Subject: Re: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Dear Anita

They can take up to 20 days to come back with the information and Ambiantal require a few days after this to update the report.

Regards

Lauren

From: Anita Gardner
Date: Tuesday, 5 March 2019 11:14
To: Lauren Willard
Subject: RE: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Dear Lauren,

How long is this likely to take?

Regards

Anita

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Lauren Willard [REDACTED]
Sent: 05 March 2019 10:53
To: Anita Gardner
Subject: Re: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Dear Anita

I have spoken with Ambiental who prepared the report and they have requested the updated flood risk data from the Environment Agency so they can update their report. Would it be possible to agree another extension of time for this to be carried out and for any additional information required regarding access to be provided rather than withdraw the application?

Regards

Lauren

From: Anita Gardner
Date: Monday, 4 March 2019 10:43
To: Lauren Willard
Subject: FW: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Dear Lauren,

County Highways are now prepared to support the application provided visibility splays are conditioned. However I would need to be satisfied that they are achievable within land in your client's ownership so they would need to form part of the planning application.

Please find attached comments from Environment Agency. On the basis of their objection the application is now likely to be refused and without prejudice I would suggest that it would be appropriate to withdraw the application at this time to allow for the highway and flooding issues to be further investigated. Please can you confirm your intentions regarding withdrawal before the end of tomorrow or the application will progress to refusal

Regards

Anita

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Katie Kurek [REDACTED]
Sent: 28 February 2019 17:35
To: Anita Gardner
Subject: RE: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Hi Anita

Considering the benefit of clearing the existing vegetation the demonstrated visibility is acceptable. Arguably, two cars could already park via the existing crossover and I do not consider that a severe increase in use of the access point would occur.

The proposals are therefore in line with paragraph 109 of the National Planning Policy Framework in that safe and suitable access can be provided for the development and there are no transport grounds to resist the proposal. I would advise that splays for both parking spaces are provided on a single plan, indicating splays from each driver position, details of which can be secured via condition.

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan.

Reason: In the interests of road safety.

Visibility (details required)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access, from each car parking space, onto Water Lane in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

INFORMATIVE

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner

County Highways Team – Planning Services – Economy, Planning and Place Directorate
[West Sussex County Council](#)

Location: Ground Floor Northleigh, County Hall, Chichester PO19 1BH
Contact: Internal: 25730 External: 0330 222 5730 E-mail: [REDACTED]

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 27 February 2019 13:58
To: Katie Kurek
Subject: FW: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Hi Katie,
Can you advise if the attached visibility would be acceptable for 2 spaces?
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Lauren Willard [REDACTED]
Sent: 27 February 2019 15:55
To: Anita Gardner
Subject: Re: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Hi Anita

I have looked at moving the visibility splay to the centre of the north parking space and because of the curve of the road the splay still sits just outside the neighbours boundary fence, please see the attached drawing.

If you would prefer for me to still reduce the proposal to one parking space I would be happy to do so. However I would be keen to know if County Highways are happy with the attached as two off road parking spaces would be preferable.

Regards

Lauren

From: Anita Gardner
Date: Tuesday, 26 February 2019 15:52
To: Lauren Willard
Subject: FW: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Hi Lauren,
Please see the comments below from County Highways.
Without prejudice I would suggest that the parking provision is amended to one on site space as per the comments below. Can you let me have revised plans accordingly?
Regards
Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Katie Kurek [REDACTED]
Sent: 26 February 2019 15:43
To: Anita Gardner
Subject: RE: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Dear Anita,

Thank you for this additional information. Whilst visibility has been demonstrated from the centre of the access, I am mindful that two car parking spaces are proposed with no turn on site. If a car was reversing from the furthest east space then the splay indicated would not be achievable and I would be concerned that neighbouring boundary treatment outside of the applicants control would restrict visibility on to Water Lane. The applicant could amend the access and provide a single car parking space utilising the splays demonstrated to overcome this issue. I appreciate this will reduce the parking provision which you may wish to consider from an amenity aspect, though if demonstrated as suitable would overcome our highway safety concerns.

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner
County Highways Team – Planning Services – Economy, Planning and Place Directorate
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Contact: Internal: 25730 External: 0330 222 5730 E-mail: katie.kurek@westsussex.gov.uk

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 19 February 2019 10:00
To: Katie Kurek
Subject: FW: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Hi Katie,
Further to your earlier comments on the above application please can you advise if the attached visibility details are acceptable?
Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Lauren Willard [REDACTED]
Sent: 18 February 2019 23:19
To: Anita Gardner
Subject: Re: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Dear Anita

Please find attached a copy of the site plan with the visibility splays added as per the details in your email below.

Kind Regards

Lauren

From: Anita Gardner
Date: Tuesday, 29 January 2019 18:15
To: Lauren Willard
Subject: A/146/18/PL - Construction of an end of terrace dwelling - 4 Gladstone Terrace, Angmering

Dear Lauren,

I have started looking through the consultee responses on your application and note that County Highways have requested that the following comments are addressed and that they are then re-consulted.

"The existing crossover would require to be closed off and the kerb reinstated. Vehicular visibility has not been demonstrated for the new access point on to the classified public highway. Manual for Streets sets out a requirement for a stopping sight distance of 43m for vehicle speeds of 30mph. This should be taken from 2.4m back into the centre proposed access point and extend to the nearside carriageway edge in either direction. If the full splay cannot be achieved without passing through third party land then the applicant should demonstrate that the new access point is no worse than the existing by providing maximum achievable visibility splays for both and will assess the highway safety merits of the scheme on this basis."

I apologise that I had not brought this to your attention before and would be grateful for your agreement to a one month extension of time on the application until 01-03-2019 to allow for your response and re-consultation. Please can you confirm your agreement by return.

Regards

Anita Gardner

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor

make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
