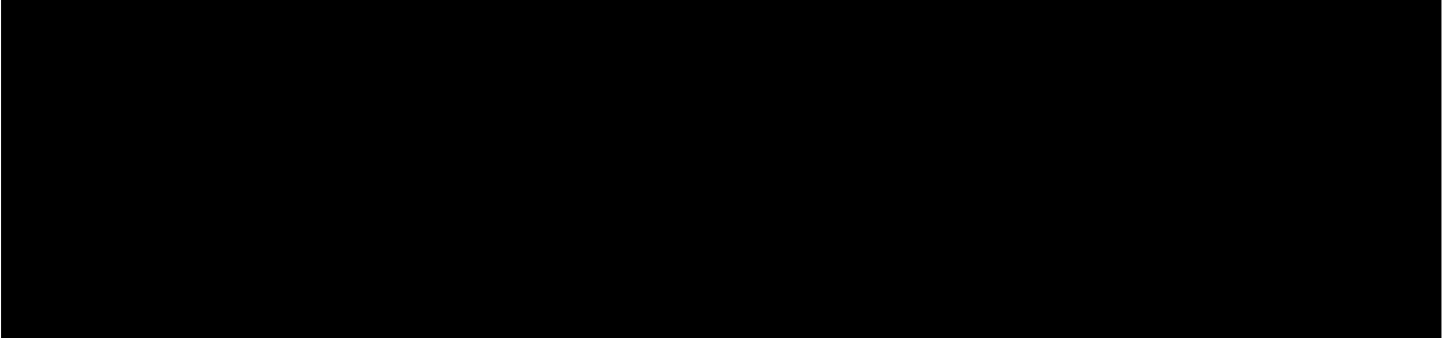




From: Ben Daines [REDACTED]
Sent: 10 February 2020 11:07
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: BE/137/19/RES The Cottage, Shripney Road

Hi Simon,

Thank you for your email.

Please see my response to the Parish Council's objection. I would be grateful if you could pass this on to the Parish Council.

Electric Vehicle Charging Points – These have now been added to the site plan (see attached site plan – the purple dots represent EVCPs). The amount proposed is in accordance with Arun's new Parking Standards SPD.

Refuse and Emergency Vehicle Turning - The turning head at the eastern end of the new access road has now been widened to incorporate a minimum width of 4.8m to ensure that refuse and emergency vehicles can comfortably turn within the site (see attached site plan).

Pedestrian and Cycle Movements – As part of the original approved outline application, a new pedestrian footway was approved along the front of the site, linking to the Premier Inn to the north and the public footpath to the south. Additionally, a new uncontrolled crossing point across Shripney Road was also approved. These proposals will help improve the pedestrian environment. The provision of a cycle route was not an issue that was raised by the Highways Authority or Local Planning Authority during the determination of the approved outline application.

Access to public transport – Please note that the proposed development already has outline planning permission and the proposal was considered by the local planning authority to constitute sustainable development. There is a bus stop located approximately 85m from the site.

Design and Scale – Whilst we accept that the proposed development incorporates 2 and 2.5 storey dwellings, the original house is two-storey as are a number of other properties along Shripney Road. In fact, there are existing properties in Shripney Road that are 2.5 storeys high so we do not consider the scale of the proposed development to be out of character.

I trust the above provides sufficient comfort for the Parish Council to withdraw their objection but please let me know if you have any queries or require any further information.

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

We are proud to have raised over £6000 for our chosen charity, Chestnut Tree House. Read more [here](#)



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 07 February 2020 11:02

To: Ben Daines

Subject: RE: BE/137/19/RES The Cottage, Shripney Road

Hi Ben,

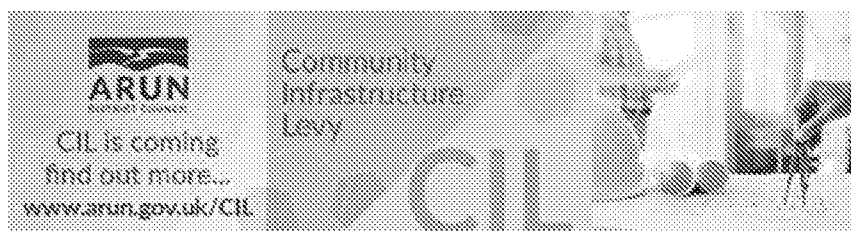
Thanks for this. I have just been made aware of the Parish Council comments which object to the application:

"Access & highway safety following WSCC Highways concerns that the width of the estate road is not considered wide enough making it difficult for refuse or emergency vehicles to turn safely in the development, without backing onto the A29. Arun Local Plan Policy T SP1 Transport and development. The design does not incorporate any facilities for charging electrical and plug in hybrid vehicles. Also it does not give priority to pedestrian and cycle movements and have access to high quality public transport facilities. The bus route through Shripney is every 3 to 4 hours and none on a Sunday. No consideration has been given for creating a safe cycle route along the A29 to service the development. Bersted Neighbourhood Plan Policy HDQ2 Integration of new housing. The development incorporates 2 storey dwellings these do not connect visually or integrate with the surrounding dwellings."

I will ask them to reconsider because two of the points are resolved by your latest plans and some of the other matters relate to the outline permission but if they refuse to withdraw their objection, then this will need to go to our Committee.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone



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