

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 March 2017 09:33
To: Planning Scanning
Subject: FW: Small Yard North Bersted St. Comments on the Holy Cross Church objections.
Importance: High

From: Simon Davis
Sent: 09 March 2017 16:14
To: Planning.Responses
Subject: FW: Small Yard North Bersted St. Comments on the Holy Cross Church objections.
Importance: High

Letter of support from the applicant – BE/180/16/PL

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

[Redacted]
Sent: 09 March 2017 16:13
To: Simon Davis
[Redacted]
Subject: FW: Small Yard North Bersted St. Comments on the Holy Cross Church objections.
Importance: High

Dear Simon,

We note from the planning web-site, the objections raised by Holy Cross Church, to which we respond as follows; -

- There is no doubt as to where the existing dangerous entrance to the site is, or that our proposal is to close this entrance thus improving highway safety in the area.
- The vehicle circulation and access to the site has been discussed at great length with West Sussex Highways Department and we are hopeful that this is now resolved.
- Yes, the B2259 is busy. That is why our proposal is to close the existing dangerous entrance and provide significant improvements to highway safety.
- The point about access being required to the church land to implement the proposals, is incorrect.
- We have addressed the planning history in our detailed planning statement.

- We have addressed the concerns of WSCC Highways & await their response. We note that our proposal does not affect the visibility splay to the Church entrance in any way.
- Our proposal includes only two tiny windows in the elevation facing the Church hall and we are happy to accept a condition that these be obscured, or if necessary remove them completely.
- The light to the church hall is already severely cut off by the churches own substantial hedgerow. The proposed development sections show that the proposed building is some 7 meters from the Church Hall and is no higher than that building so any additional shading beyond that from the existing hedge will be insignificant.
- All works on site will be engineered by suitably qualified professionals and there is no danger of collapse of the existing low retaining wall which is 6m remote from the Church Hall and at most 1m tall.
- The applicants will be pleased to discuss any design treatment with the church so that the area is enhanced. That is their intention.

Kind Regards

David Seaman.
The Seaman Partnership.