

From: Simon Davis

Sent: 20 September 2019 10:20

Subject: RE: Notice of Intention to Approve Planning Application contrary to HSE Advice

Dear Gerry,

The applicant has confirmed that there are presently 32 single units and 28 double or twin units on the park. However, that it is not to say that you could swap out all of the doubles for singles as it would be necessary to adhere to the terms of the site license which sets out various rules in respect of spacing. These include rules on distances to boundaries (not within 3m), rules on distances from other caravans (no closer than 6m or 5.25m where a caravan has been clad with Class 1 fire rated materials to its facing walls) and rules on proximity to roads (no closer than 2m). There are other restrictions but these are the main ones.

The plan provided of the site (attached for ease) suggests that even if the tenancy did come up on a twin/double unit, there is no guarantee that it would be possible to swap it out for two smaller units. I would suggest from looking at the plan (but not making any measurements) that this could be possible on units 22, 23 and possibly also 62.

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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From: Simon Davis

Sent: 18 September 2019 17:08

Subject: RE: Notice of Intention to Approve Planning Application contrary to HSE Advice

Dear Gerry,

I can confirm that (a) the bungalow referred to is Marigold Cottage which lies adjacent to Shripney Road. I am seeking advice from the agent re (b) and will advise in due course.

I previously contacted SGN using the email [REDACTED] This email address being the address we use to consult with SGN for all development and demolition within the buffer area on the 2 High Pressure Pipelines. In hindsight, I think I should have written to the HSE address but as I did get a reply, and as there was no suggestion of contacting anyone else, I did not. I attach the email correspondence.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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[REDACTED]
Sent: 18 September 2019 16:23

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

Subject: RE: Notice of Intention to Approve Planning Application contrary to HSE Advice

Importance: High

Hello Simon

Thank you for your email of 11 September 2019 regarding the intention of Arun District Council to grant planning permission for application BE/46/19/PL. HSE's aim is to provide our response by 2 October 2019.

I note that in the Draft Report recommending approval, you refer to HSE having been contacted on 17 and 25 April 2019 regarding our advice on this application. I am unable to find any trace of any previous emails from the Council about this application – are you able to forward me those, particularly that of 25 April which apparently contained further details about this proposal?

I should also be grateful if you are able to:

- a) confirm that the bungalow referred to in the report is Marigold Cottage which lies adjacent to Shripney Road, and
- b) identify the plot numbers for the 'twin unit caravans' which are referred to in the report, which could potentially be replaced by two single unit caravans.

Regards

Gerard Adderley
Health and Safety Executive
Chemicals, Explosives and Microbiological Hazards Division
Statutory and Commercial Land Use Planning Advice
1.2 Redgrave Court
Merton Road
Bootle
Merseyside
L20 7HS
[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 11 September 2019 15:54
To: LUP PADHI C15 [REDACTED]
Subject: Notice of Intention to Approve Planning Application contrary to HSE Advice

Dear Sir/Madam,

Your Ref: HSL-190405115222-186

Our Ref: BE/46/19/PL

Application: Removal of condition 1 following the grant of BE/79/77 relating to restriction of number of caravans.

Site: The Marigolds, Shripney Road, Bognor Regis, West Sussex, PO22 9PB.

I write to inform you that it is the intention of Arun District Council to grant planning permission for this application contrary to the stated position of HSE. I understand that we must allow the HSE 21 days to consider whether or not to request that the Secretary of State for Communities and Local Government call in the application for their own determination.

The reason for our decision to grant permission contrary to the HSE advice is that the application will not likely exceed the 10% population increase rule. Although the removal of the current 60 caravan condition could allow more than 66 (10 % more) caravans to be on the site, in practice the applicant is currently only looking to demolish an on-site bungalow and replace with 4 caravans. Thereafter, any further caravans could only be added by replacing twin unit caravans with single unit models – and this would then be subject to meeting the conditions of the site licence (which includes a requirement for a minimum size of gap between caravans). The submitted site layout also demonstrates that there is no other spare space within the application site.

Full details of the application can be viewed through the search function on our website here:

<https://www.arun.gov.uk/weekly-lists> (use reference BE/46/19/PL). I also enclose a copy of the draft officer recommendation report.

I would be grateful for your confirmation of receipt and of the commencement of the 21 day period.

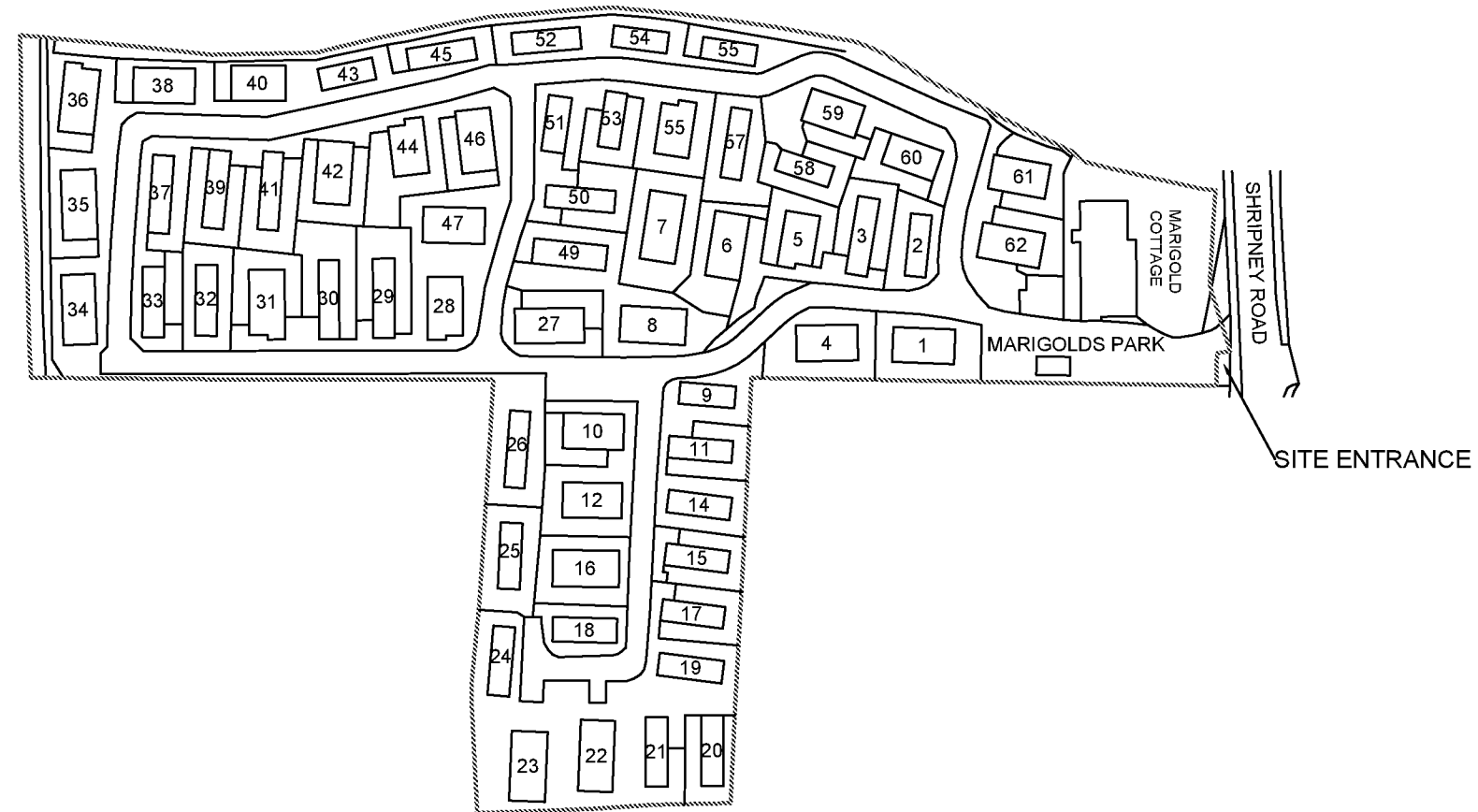
Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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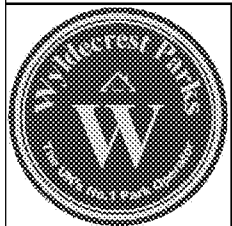
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SITE PLAN



TITLE: MARIGOLDS PARK - SITE PLAN	SCALE: 1:1250 @ A3.		NOTES: PLEASE NOTE THAT PLOT NUMBERS DO NOT RUN CONSECUTIVELY.
	PROJECT: MARIGOLDS PARK, SHRIPNEY ROAD, BOGNOR REGIS, WEST SUSSEX, PO22 9PB.	DATE: 02/04/2019	
	DRAWING NO: MP20419	SHEET 1 OF 1	
		DRAWN: M.S.H	