

[REDACTED]

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From: Gary Bottwood [REDACTED]
Sent: 17 May 2021 09:34
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: Case Ref - BE/59/21/PL 339 Chichester Road ,Bognor Regis PO21 5AN.

Dear Mr Gardner,

Further to my recent Emails I have been asked by the residents of Bedford Avenue to ask yourself if a site visit is something that is going to happen when considering this Planning Application. We are all concerned that aspects vital to the safety of all who use the Street are being overlooked.

We know you are aware of the site from a previous application you rejected in September 2019 but there are serious issues with the plans and the positioning of the drop kerb being misplaced on the plans. This gives the impression of an improved line of vision for motorists and pedestrians when vehicles are entering or exiting the proposed development. We have measured the distances relative to the plans and found Mr Delaney has 'Slightly adjusted the entrance on the Plans' as his agent advised your colleague was a solution in this Email but has made no mention of moving the Drop Kerb in his application. The agent was apparently advised by Darren Pring at WSCC Highways. The revised plans have the drop kerb on the plans at least 2.5 Mtrs out of position and moving the Drop kerb to correspond with the plans would mean it would straddle the Apex of the bend. This would improve the Visibility but far from solving it as you would need to consider the residents parked cars that would impair visibility crucially to at least a quarter of the 43mtrs required in both directions.

My understanding to widen or move a Drop Kerb requires a new Application be made for a new licence before work could be undertaken. Before this licence is issued and as WSCC Highways are aware of the need for planning he would require planning permission for the relocated drop kerb. I believe should Mr Delaney reapply for a drop kerb licence they would have to pay attention to their regulations not least visibility but also the fact Mr Delaney already has ample parking available at the address.

However having a Planning Application in process and with the visibility unlikely to be obtained on this site as concluded by Amber Willard when communicating with Mr Delaneys agent in the same Email communication on 4th March 2021 it would be safe to assume that once a detailed inspection of the site is undertaken you will have no option but to refuse this Planning Application and take the necessary enforcement action to ensure Mr Delaney returns the site to its former condition.

Please Advise on whether an inspection is to be undertaken.

Yours Sincerely
Gary Bottwood

