

[REDACTED]

From: Jayne Colbert [REDACTED]
Sent: 03 October 2018 16:07
To: Simon Davis
Subject: **Warning Active Content** RE: BE/74/18/PL 1 Finch Gardens, Bersted

Good Afternoon Simon,

Please see attached my formal response to the newly amended plan.

Kind Regards,

Jayne

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 26 September 2018 11:07
To: Jayne Colbert
Subject: RE: BE/74/18/PL 1 Finch Gardens, Bersted

Hi Jayne,

For completeness, please see attached plans which we have now accepted. I had requested a change in the red edge to reflect the new parking arrangement.

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

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



Save the environment - think before you print.

From: stephen jupp [REDACTED]
Sent: 18 September 2018 15:14
To: Simon Davis
Cc: Jayne Colbert; kelly wesson

Subject: Re: BE/74/18/PL 1 Finch Gardens, Bersted
Importance: High

Simon

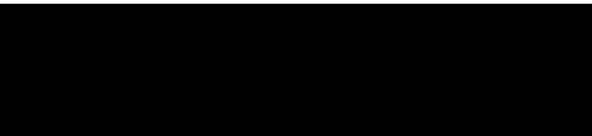
Following on from Jayne's latest comments on drawing 13C please find amended plan 13D which involves:

- western end of ex dropped kerb to stay where it is and not to get any closer to the junction of Woodlands Road.
- eastern end to extend to allow for 3 cars to access from continuous dropped kerb and avoiding short section of full height kerb.
- eastern parking space and extent of dropped kerb min of 1.5m from existing light column.
- rear half of western edge of western parking space realigned to ensure a car parks in area with 4.8m depth

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



NB: Please note my new telephone number and office address

<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>

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	03/10/2018
LOCATION:	1, Finch Gardens, Bersted, PO22 9EQ
SUBJECT:	BE/74/18/PL Erection of 1 No. attached dwelling. Further comments.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

West Sussex County Council, in its role as the Local Highway Authority (LHA) were previously consulted on this application where a modification was requested to reflect the comments made by the local area office. The applicant has produced a new site plan which shows changes to on site parking arrangements and site boundaries.

Access

After receiving the new site plan, Rev C, the local area office was consulted and has provided the following comments:

I would be happy to permit a continuous dropped kerb across the frontage of both properties. Otherwise there will be a very small section of full height kerb between the 2 accesses, which isn't big enough to accommodate an on-street parking space.

I would ask that the western end of the dropped kerb access starts where the existing dropped kerb is, and doesn't get any closer to the junction of Woodlands Road. My point regarding the lamp column still stands, it needs to be 1.5m away from the top of the dropped kerb to minimise the risk of it being damaged during turning manoeuvres.

If this application is approved, the applicant will be required to apply for a license from the local area office to carry out the works on the highway. It would appear that the edge of the dropped kerb is now at least 1.5m from the lamp column, the LHA would no longer anticipate that the lamp column is required to be relocated. Extending the vehicle crossover (VCO) may affect the existing water point and gully therefore the applicant should contact the appropriate utility company to discuss the relocation/incorporation of these into the proposed development.

Parking

The new plan shows that all 4 car parking spaces for both the existing and proposed dwellings now meet the minimum dimensions for Manual for Streets (MfS) of 2.4m x 4.8m.

Sustainability

The site is approximately a 10 minute bicycle ride from Bognor Regis train station. Local bus stops are also within a minutes' walk from the site. Given the sustainable location of the site the LHA would recommend that secure and covered cycle storage is provided to encourage sustainable methods of transportation.

Conclusion

The LHA does not consider that the proposal for a new dwelling and associated parking would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and there are no transport grounds to resist the proposal. If the Local Planning Authority (LPA) are minded to approve the application, the LHA would recommend that the following conditions and informative be secured:

Access (details approved, access provided prior to first occupation)

No part of the new dwelling shall be first occupied until such time as the vehicular accesses serving the development have been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the new dwelling 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 new dwelling 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.

INFORMATIVE:

Vehicle Crossover – Minor Highway Works

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/>

Lamp Column

The applicant is responsible for liaising with the necessary utility company and other involved parties to relocate the lamp column, as well as covering the cost.

Water Infrastructure

The applicant should contact the relevant utility company to discuss the relocation/incorporation of the existing infrastructure into the proposed vehicle crossover.

Jayne Colbert
West Sussex County Council – Planning Services