

[REDACTED]

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[REDACTED]

From: Ian Hayward [REDACTED]
Sent: 13 February 2020 08:41
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BN/6/20/PL Cottage Piggeries

Morning Simon,

In addition, the following advice would be applicable in relation to EV parking:

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with a garage and driveway, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

Ian Hayward
Planning Services

From: Ian Hayward
Sent: 13 February 2020 08:16

To: 'Simon Davis'
Subject: RE: BN/6/20/PL Cottage Piggeries

Afternoon Simon,

Thanks for getting this clarified.

Essentially, in this case the dwelling and garage accommodation can be treated as a 4+ bed dwelling.

Using Arun DC Parking SPG it would be anticipated that a dwelling of this size in this location (parking behaviour zone 2) would create the demand for 3 car parking spaces.

The replacement mobile home would be anticipated to attract the demand for an additional 2 spaces. A total of 5 spaces for the planning site.

It is proposed to provide a double garage and hardstanding to accommodate the parking demand.

The garage scales to 7.5 x 6.4 metres internally, which equates to two spaces, however the Arun DC Parking SPG considered each garage space to accommodate 0.5 of the parking demand. Therefore, the surrounding hardstanding areas should be large enough to accommodate 4 vehicles. Based on the site plans provided this can easily be accommodated without prejudicing the ability for vehicles to turn on site. Given individual car parking spaces have not been demonstrated you may wish to consider the amenity implications of this or request the applicant demonstrate the spaces and allocation of spaces on the site plan. The suggested condition below seeks to obtain these specific details prior to occupation, though you and the applicant may prefer to have this demonstrated prior to determination.

Cycle parking can be accommodated within the garage facility; it would be beneficial if the replacement caravan can be provided with an independent cycle storage provision. A suggested condition has been provided below to cover this.

The LHA does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be 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.

Ian Hayward
Planning Services

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 12 February 2020 16:32
To: Ian Hayward
Subject: FW: BN/6/20/PL Cottage Piggeries

Dear Ian,

Further to your comments of 05/02/20, please see below response from the applicant.

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
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone



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From: Angus Eitel [REDACTED]
Sent: 12 February 2020 15:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: BN/6/20/PL Cottage Piggeries

Simon

Apologies for the delay in responding.

The mobile home is to be treated in the same way as the previous application BN47/19.

The accommodation above the garage is not to be considered as an independent dwelling, rather it is linked to the parent dwelling.

Kind regards

Angus

50⁸ ARCHITECTURE
+ INTERIORS

Angus Eitel
[REDACTED]
[REDACTED]



climate
positive
workforce



120 trees

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On 6 Feb 2020, at 10:33, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Angus,

Please see attached WSCC Highways comments. Can you respond to me regarding their questions in the last paragraph.

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

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