

From: Simon Davis

Sent: 02 September 2020 18:55

Subject: RE: BR/122/20/OUT Garth House, High Street, Bognor Regis

Dear Jack,

Further to my email of the 28th August, I have now had a better review of the application. I see that you are seeking outline permission with matters of layout and scale.

I do not think that the detail of layout is clear enough at this time and I would request that you submit a new layout plan showing the outline of the new building together with any details of parking, cycle storage, waste & recycling storage and amenity garden areas.

Please note re cycle storage that this will need to be in accordance with the following table (this is from our Parking SPD):

Type	Dwelling Size	Cycle Provision (per unit)
Houses	Up to 4 rooms (1 & 2 bed)	1 space
Houses	5+ rooms (3+ bed)	2 spaces
Flats	Up to 3 rooms (1 & 2 bed)	1 space (if communal storage otherwise same as 1 & 2 bed house)
Flats	4+ rooms (3+ bed)	1 space

Also, waste provision will need to conform with our guidance: *Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided. The same amount of storage space/bins for recyclable materials is required to be provided.*

It would also be helpful to us if you can include neighbouring buildings on this plan or on a separate zoomed out plan so we can assess the impacts of the new building on adjacent properties.

Lastly, as you are not indicating any parking spaces (and do not have the space to provide sufficient to be in accordance with the requirements of our Parking SPD - <https://www.arun.gov.uk/download.cfm?doc=docm93jjjm4n14832.pdf&ver=15210>), then we will need from you a Lambeth Parking Capacity Survey to identify parking capacity nearby.

I look forward to receipt of these items and those discussed on my below email.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer
Directorate of Place

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From: Simon Davis

Sent: 28 August 2020 16:54

Subject: BR/122/20/OUT Garth House, High Street, Bognor Regis

Dear Jack,

I have been away most of this week and have not yet had chance to have an initial look at this new application but I have received the attached consultation response which I pass on to you. Please note from this that we require a bat survey and details of biodiversity enhancement therefore your client will need to instruct an ecologist.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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