

Nicola Spencer

From: Maria Tomalova
Sent: 13 August 2019 12:04
To: Nicola Spencer
Subject: FW: Planning reference BR/180/19/PL - London Road, Bognor Regis.
Attachments: scan_paul.broggi_2019-08-12-15-19-36.pdf

Finally, Nicola see below and above.

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

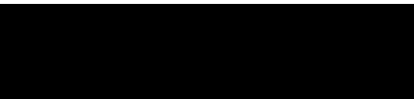
From: Paul Broggi
Sent: 12 August 2019 15:49
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: FW: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Maria,

Further to my recent email I know that many premises along London Road have complicated rights of access to their properties and these could well be impacted by the proposed development. By example the Block plan and site plan drawing 637.06 REV A shows the residential building almost touching the adjacent structure to the rear of 33 London Road. The site plan drawing also notes a fire escape door in the structure to the rear of 33 London Road. I understand that this door forms part of a designated rear fire escape route for the adjacent Halifax Building Society at 31a London Road.

Yours sincerely

Paul Broggi MCIOB
Property, Estates & Facilities Manager
Property, Estates & Facilities Department
Technical Services
Arun District Council



Civic Centre, Maltravers Road, Littlehampton BN17 5LF

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From: Paul Broggi
Sent: 12 August 2019 15:37
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Maria,

I have recently noted the above planning application reference 37 London Road. In briefly looking at the application documents and plans it is clear from the Design and Access Statement that the applicant proposes to access the residential unit from the car park behind.

The car park that they refer to in this statement is under Arun District Council freehold ownership as included under title number WSC325338, attached to this email for your reference (Council freehold land is highlighted in red on plan).

Property & Estates at the Council have received no formal notification by the applicant that this land was included as part of the above planning application in respect of reference to access. Is this not a requirement of the planning application validation process?

I should confirm that no right of way (pedestrian or vehicular) exists between premises in London Road and the Council's adjacent land in Sudley Road as referred above. The boundary wall that presently exists between London Road and Sudley Road was partially demolished, without ADC consent, a few years back thus opening an unauthorised access route between London Road and our adjacent land in Sudley Road.

The Council are currently working closely with the local BID as this unauthorised access route is considered problematic and there is presently a wish to re-secure the boundary upon Council land in order to restrict unauthorised movement and the regular reported anti-social behaviour that has occurred in this area.

I would be grateful if my comments could be noted as part of this application as pedestrian and / or vehicular access over Council land included on title number WSX325338 is not consented.

Should you wish to discuss the above, please do not hesitate to contact me.

Yours sincerely

Paul Broggi MCIOB
Property, Estates & Facilities Manager
Property, Estates & Facilities Department
Technical Services
Arun District Council


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