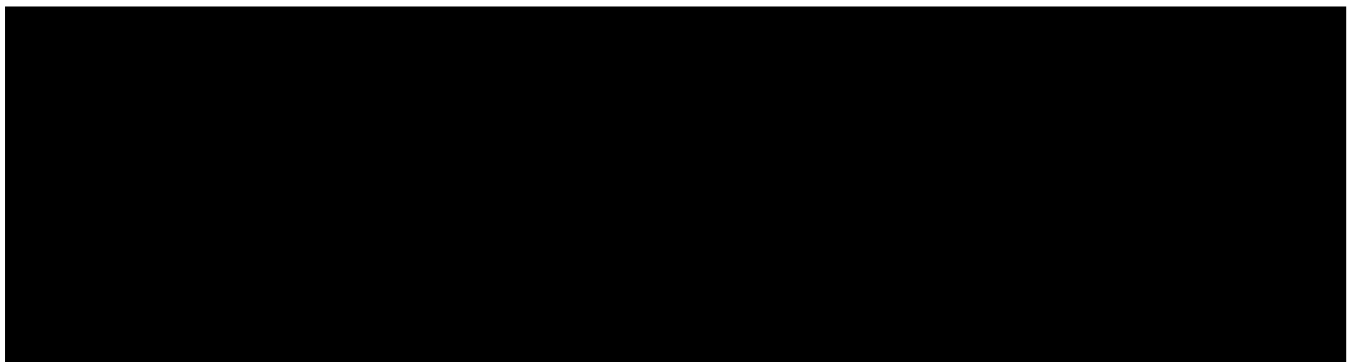


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From: Stephen Garrard [redacted]
Sent: 22 December 2021 08:11
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - PARKING

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Good Morning Amy,

That is correct regarding displacement.

Regarding refuse, removal of those details from the plan would suffice. Otherwise yes, a condition to secure the details would be needed.

Kind Regards,

Stephen Garrard – Planning Technician

Information Management Team, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH



From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 21 December 2021 16:41

To: Stephen Garrard

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - PARKING

Ok thanks for confirming Stephen

So the displacement of parking due to too small spaces may be 1-3 spaces onto the local streets or the site itself? I think as they have over-provided parking spaces overall (?) it'll likely be OK from an amenity point of view.

Re refuse vehicle turning I suppose either their plan now should show only collection from roadside or else we'd need to condition it to get details of the turning on site

Copying Dan for info as I may have left ADC (leaving mid Jan) before we write up this report/decide this app.

Thanks
Amy

From: Stephen Garrard

Sent: 21 December 2021 15:15

To: Amy Myer <Amy.Myer@arun.gov.uk>

Subject: RE: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - PARKING

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Good Afternoon Amy,

As per our previous response, we have no concerns over the details provided and displacement if any, from parking spaces being restrictive (estimated to be in the range of 1 – 3) would be considered an amenity issue. To be considered by yourselves.

The applicant has also stated that a refuse vehicle can reverse into the site for bin collection. This is not an acceptable practice and a turn on site should be provided if refuse access is proposed. However, they do also state that bin collection roadside has been proposed and accepted previously. The LPA may wish to determine these details now or at the discharge of conditions stage with the following condition.

Turning

No part of the development shall be first occupied until the vehicle turning space has been demonstrated within the site in accordance with plans and details **to be** submitted to and approved by the Local Planning Authority. This space shall always thereafter be kept for their designated use.

Reason: In the interests of road safety

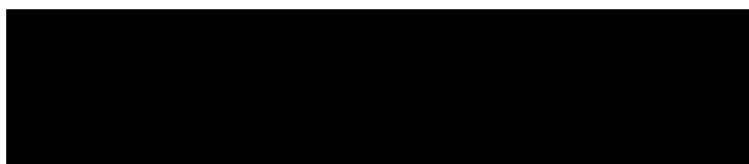
We are happy for yourselves to condition Vehicle, Cycle and Electric Vehicle Parking in accordance with the Arun Parking Standards.

Kind Regards,

Stephen Garrard – Planning Technician

Information Management Team, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH



From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 21 December 2021 11:14

To: Stephen Garrard

Subject: FW: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - PARKING

Importance: High

Hi Stephen

Please see agents response below re parking. Can you confirm please if his comments are satisfactory to address the concerns or if you need further information?

If you could please confirm today that would be much appreciated as I need to confirm by tomorrow what our recommendation on the application will be etc. and this currently is one of the only outstanding matters.

Thanks
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place

T: 01903 737776
E: Amy.Myer@arun.gov.uk

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From: Paul Moisan [REDACTED]
Sent: 21 December 2021 10:56
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION
Importance: High

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Dear Amy,

This is very frustrating and disappointing at this late stage, especially after all our lengthy pre-application discussions. We did notice the comment from the Ecology Officer which was raised 16/11/21 but, as we had not heard anything from you, assumed the comment had been over ruled as appears to have been the case with the 2019 application.

In 2019 the Chichester DC's environment officer (a different individual) stated that the ecology assessment did not cover the existing buildings and requested a revised assessment be submitted. This was overruled by Arun as noted in the planning officer's report who accepted the argument put forward by the Ecology Co-op under 4.4 of their assessment which was resubmitted with this application (extract below) so what has changed this time?

4.4 Bats

No potential roosting features such as buildings or mature trees are present that might support bats and no further surveys or mitigation measures are necessary for this group of species.

If a bat survey really is a requirement why were we not alerted sooner whilst there was still time within the statutory period and why do we need to start from scratch now?

With regard to the WSSC highways comments, we do not understand the comments re accessing the parking spaces. There is at least the standard 6.1m behind all the parking bays and the low wall to Charlotte House stops 3.5m short of the end of the parking bays so providing adequate room for cars to enter and exit.

In the planning officer's report to the 2019 application it was noted that 'a refuse vehicle would be unable to enter and exit the site in a forward gear. The LHA has indicated that road side collection is suitable along Upper Bognor

Road.' We have indicated on the site plan how it would be possible for a refuse truck to reverse into the site to facilitate bin collection.

With the above in mind, would you be able to reconsider your position?

I will try to call you later to discuss, hopefully once you have had a chance to review the content of this email.

Regards,

Paul Moisan

For and on behalf of

Saunders Architects LLP
Southampton | Coventry

Royal Mail House | Terminus Terrace | Southampton | SO14 3FD

Please note our offices will close at 17:30 on Thursday 23rd December and reopen at 9:00 on Tuesday 4th January 2022



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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 20 December 2021 21:25

To: Paul Moisan

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Amy Myer <Amy.Myer@arun.gov.uk>

Subject: BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION

Dear Paul,

Hope you're doing well.

I have now had chance to review the current applications, and whilst the heritage impact is confirmed as being acceptable by the Conservation Officer, unfortunately the Council's Ecology Officer has raised an issue in respect of the lack of a bat survey, stating that due to the proposed works to existing buildings there is the chance that bat roosts may be disturbed. As such, an initial bat survey is required prior to determination of an application to establish if bats are present and if so further bat surveys and a mitigation strategy would be required.

I'm afraid this is a 'show-stopper' on the current application, as we are not in a position to grant an Extension of Time that would allow for a bat survey to be undertaken.

As such, we are in the position that unfortunately we would either have to refuse the current application on this basis, or you could withdraw them and re-submit in the new year once the bat survey (and any associated surveys and mitigation report) have been undertaken. You will note there is also a request from WSCC Highways for further information which could be submitted at the same time as the re-submission. I am awaiting Tree Officer comments to confirm if this is acceptable, but assuming you've followed the pre-app advice and correspondence thereafter I would expect it to be fine.

As the decision on the current applications is due over the Christmas break, on the 28th December, please could you email me by COB this Weds (22nd Dec) to confirm if you wish to withdraw the applications?

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place

T: 01903 737776
E: Amy.Myer@arun.gov.uk

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