

Keith Wheway

From: Chris Read [REDACTED]
Sent: 07 August 2008 11:49
To: Keith Wheway
Subject: Your ref BR/60/08 Proposed Development to form Sheltered Apartments 262 Hawthorn Road Bognor Regis
Attachments: WSCC IAN GLEDHILL.PDF; letter from WSCC 31_07_2008 .PDF

Dear Keith,

Please find attached correspondence received from WSCC which I hope will clear up the conditions relating to the inclusion of the footpath and the visibility splay.

Kind regards

Chris Read

Technical Manager

[REDACTED]

Disclaimer - This e-mail, and any attachments, is intended for the named addressee only. It contains information which is confidential and which may also be privileged. If an addressing or transmission error has misdirected this e-mail, please notify the author by replying to this e-mail. If you are not the intended recipient you must not use, disclose, distribute, copy, print or rely on this e-mail. The Planning Bureau Ltd may monitor e-mails to ensure compliance with business policies and for training and quality control purposes. Although this e-mail and its attachments are believed to be free from any virus, it is the responsibility of the recipient to ensure they are virus free.

The Planning Bureau Limited
Registered Office: Homelife House, 26-32 Oxford Road, Bournemouth, Dorset, BH8 8EZ
Registered in England No. 2207050

This e-mail has been scanned for all viruses by Star. The service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit:
<http://www.star.net.uk>



Ian Gledhill
Development Control Assistant
Local Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH



Chris Read
The Planning Bureau Limited
Emerald House
30-38 High Road
Byfleet
Surrey
KT14 7QG

RECEIVED

- 4 AUG 2008

My Ref: 2007/DP/HC982
Your Ref: CR/pc/1441

1st August 2008

Dear Chris

**RE: Proposed Redevelopment of Sheltered Apartments - Planning
Application BR/60/08- 262 Hawthorn Road, Bognor Regis**

Thank you for your letters and enclosures dated the 11th and 17th July 2008 in respects of the above redevelopment.

In response to your letter dated the 11th, I have responded directly to Keith Wheway at Arun District Council to discharge the relevant conditions associated with BR/60/08.

The only outstanding matter as such is the provision of the 2metre wide footway along the west side of Hawthorn Road. Whilst your letter of the 17th July implies that you are ready to undertake these works, my understanding is that there remains uncertainty over the extent of the public highway at no. 252 Hawthorn Road that will prevent a footway being completed in the entirety as required by the condition. There would seem no such restriction exists preventing a footway being constructed northwards to the boundary of the application site.

Notwithstanding this a Section 38/278 Agreement under the 1980 Highways Act would be required to facilitate the construction of the footway. My understanding is that no such application has been made, therefore the works cannot yet be commenced. I attach the necessary paperwork to apply for the necessary agreement and would direct you to submit this to Mr Andrew Howick, Implementation Team Leader (same address as that above) along with the required supporting information to enable your agreement to proceed.

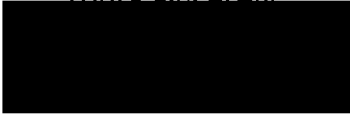
I do also note the application submitted to Arun District Council seeking to vary condition 23 (the footway provision). In support of this application, it is considered appropriate for a Safety Audit to be commissioned to review the proposals and for this in particular to consider pedestrian access in light of the vulnerable road users the sheltered apartments will introduce. My concern is the removal of the footway requirement in it's entirety would result in northbound

pedestrian movements not being satisfactorily catered for and that this proposal would consequently introduce additional pedestrian movements across Hawthorn Road. Should the footway requirement be relaxed so as to allow the footway to be provided along the frontage of the application site only, I see it as quite reasonable to request the provision of a pedestrian island within Hawthorn Road to facilitate safe pedestrian movements.

In regards of when the footway should be delivered, I would support the footway and a safe crossing point being provided prior to the occupation of the apartments.

Please contact me should you have any further queries.

Yours sincerely



Ian Gledhill
Local Development

ENCS

WEST SUSSEX COUNTY COUNCIL
Local Development Division

Application to enter into an Agreement under – Section 38 and/or 278
(previously Section 111 LGA 1972) of the Highways Act 1980
(Part A)

1. Name and address of development:		
2. Name and registered address of Owner(s) of the land comprising the development:	Tel No: E-mail:	
3. Name and address of Agent to whom correspondence should be sent:	Tel No: E-mail:	
4. Name and address of Applicant / Developer (If different to 2 above):	Tel No: E-mail:	
5. Name and address of Solicitor acting on behalf of the Applicant / Developer:	Tel No: E-mail:	
6. Name and address of Surety acting on behalf of the Applicant / Developer (See note 2):	Tel No: E-mail:	
7. Name and address of Road Contractor (See Note 4):	Tel No: E-mail:	
8. Planning Permission Number:		Copies of Planning Decision Notice and stamped Approved Layout Plan are enclosed with this application: Tick here: ☐
Date Approved:		
9. Type of agreement, tick as appropriate: a) Section 38 only: ☐ b) Section 278 only: ☐ c) Combined Section 38/278 ☐	If yes, go to box 10: If yes, go to box 12. If yes, complete all of the following boxes:	
10. Commencement date of the Section 38 Works:		Go to box 11
11. Duration of the Section 38 Works: a) Number of months required to construct the works to base course level (Part One Standard). b) Number of months required to complete all remaining works (Part Two Standard):	Go to box 15c	
12. Target commencement date of Section 278 Works:		Continue

Additional Information Required (Part B)

13. Duration of Section 278 Works:		Programme for highway works is attached Tick here: ☐
14. List of Statutory Undertakers consulted (Section 278 works only). See note 5.		Copies of undertaker's replies and marked-up plans are attached. Tick here: ☐
15. Additional information required, please complete as appropriate:	a) Do the Section 278 Works need to be in place before commencement of the new development? b) Do the Section 278 Works need to be in place before occupation? c) Is there an existing access that can be used to construct the new development prior to completion of the agreement? d) Has a temporary access license been issued to facilitate the construction of the new development? e) Have the works been the subject of a Stage 1 Safety Audit? f) Who is adopting the new surface water drainage system? g) Has permission been given to connect to an existing WSCC highway drainage system? h) Is a WSCC street lighting design required?	Yes / No Yes / No Yes / No Yes / No Yes / No Water authority / WSCC / N/A Yes / No / N/A Yes / No / N/A
16. The 4.5% upfront Administration/Inspection Fee is enclosed with this application. Tick Here <input style="width: 80px; height: 20px;" type="checkbox"/>		
17. Any other relevant information:		
I/We hereby apply to enter into a Section 38 and/or Section 278 with West Sussex County Council for works in connection with the above planning permission. I/We have read the notes attached to this form and agree to comply with the requirements contained therein. I/We understand that in the case of a Section 278 Agreement no works can commence on the public highway until the agreement is signed. Please note: it is a criminal offence to commence the Section 278 Works before the agreement is in place and the County Council reserves the right to take any appropriate legal action against offenders. If the Section 38 Works commence in advance of completion of the agreement it is possible the County Council will be unable to adopt the works or will require extensive alterations prior to adoption. Signed on behalf of the Applicant / Developer: _____ Date: _____ Name in block capitals: _____ Position in the Company: _____ Company: _____ Tel. No: _____		