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Howard Cheadle
Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
FAO: MR K WHEWAY

10th March 2008

Our reference: SWB/BR/0060/08

Dear Mr Cheadle,

Town and Country Planning Act 1990
Formal Strategic Consultation under Schedule 1, Paragraph 7(2)

Demolition of existing dwelling & erection of 36 Category 2 sheltered apartments, communal facilities & car parking (Resubmission of BR/388/06). 262 Hawthorn Road Bognor Regis.

I refer to the above described proposal. The references to policies in this letter are to those of the West Sussex Structure Plan 2001-2016. In addition the West Sussex Minerals Local Plan 2003 and the West Sussex Waste Local Plan 2001-2016 Revised Deposit Draft may be referred to.

The site is within the built up area where development is encouraged by policy LOC1 subject to the impact on the character of the local area and the environment, resources and assets of West Sussex being acceptable. It is for you to determine the impact on the local environment and in this context consideration must be given to policy CH1 which seeks to maintain the character, distinctiveness and sense of place of settlements in the County and DEV1 which requires that the construction, layout, scale, appearance and landscaping of development is of the highest quality and respects local context.

The provision of residential development and associated facilities for the elderly is supported by Policy NE3. As regards an appropriate contribution to the supply of subsidised dwellings, the District Council may wish to seek to secure commuted payments to provide a suitable amount of dwellings elsewhere in the District where it is needed and can be accommodated appropriately.

The application site lies within an area of the Sussex coastal plain that is rich in buried archaeological remains, particularly of the later prehistoric and Roman periods. This location may also contain deposits associated with one of the later sequences of historic raised beaches on the West Sussex coastal plain, possibly the Pagham formation, and deep ground excavations for sewers and drainage may penetrate to these levels. On a site of this size on the coastal plain the possibility

that such remains may exist should be anticipated. Therefore it would be prudent to secure investigation prior to the start of development to ensure compliance with policy CH7. For further information, please contact Mark Taylor, County Archaeologist (Tel: 01243 756858, email: mark.taylor@westsussex.gov.uk).

Policy DEV3 requires that the provision of additional service infrastructure to meet the needs of new development should not impose a cost on existing residents. The Planning Services, Infrastructure Officer has written to you advising as to the requirements for contributions towards the provision of additional County Council service infrastructure, other than highways and public transport, which would arise in relation to the proposed development.

The County's Head of Highways and Transport has yet to formally respond to the proposal. However, to be acceptable, from a highway point of view, the proposal must accord with policy DEV4, which seeks to reduce the need to travel, achieve safe and convenient access by a choice of means of travel and reduce the number and impact of motorised journeys, and policy DEV5, which requires that the level of parking provision is compatible with the need to avoid environmental or safety problems.

Policy G12 of the West Sussex Waste Local Plan Revised Deposit Draft 2004 requires that new waste management facilities be provided to serve new development. These facilities should be close to the point of generation and planned as an integral part of the development. The applicant should be made aware of this requirement.

The formal representation of the County Council is as follows.

West Sussex County Council raises no strategic planning objection to the proposal (provided that highway matters are found to be satisfactory to the County's Head of Highways and Transport) as it complies, in principle, with the objectives of the adopted West Sussex Structure Plan 2001-2016 subject to compliance with the following specific policies:

DEV1: which seeks high quality development that respects local context,

DEV3: which requires that the infrastructure needs of new development are met and that this is secured by legal agreement,

DEV4: which seeks to achieve safe and convenient access by a choice of means of travel and reduce the number and impact of motorised journeys,

DEV5: which requires that the level of parking is compatible with the need to avoid environmental or safety problems whilst reducing reliance on the private car,

CH1: which seeks to maintain and, where possible, enhance the character, distinctiveness and sense of place of settlements within the County, and

CH7: which requires that sites of archaeological potential should not be developed without appropriate evaluation, investigation and,

where necessary, recording.

The advice in this letter has been issued under delegated powers.

I would be obliged if you would send me a copy of the decision notice when the application has been determined.

Yours sincerely,



for Head of Planning Services



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