

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

22 May 2018

Your ref: EP/7/18

Dear Mrs Gardner

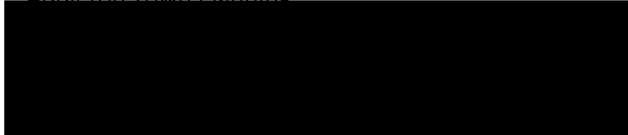
Land to the Rear of Beechlands Cottages, Beechlands Close, East Preston

Further to the site visit by Members of the planning committee following the deferral of the planning application at this month's meeting, you have sought clarification on the parking situation on land the subject of the planning application.

Firstly, it may be useful to explain the land ownership situation in relation to the application site. My client, Dearden Homes Ltd, developed the cottages known as Beechlands Cottages and retains ownership of no. 4 at to the eastern end. The company also owns the land on the eastern side of the cottages on which planning permission was granted for a further dwelling under application EP/41/17 with the remainder forming the access to the land at the rear. There is a right of way over this access for the owner of the land at the rear (Greenmanor), UK Power Networks (to access the substation) and certain vehicle and pedestrian rights for the owner of 125 North Lane. Both Greenmanor and UKPN have agreed to relinquish their existing rights of way across the new development in favour of an improved access to the west of the site as proposed by the application.

As mentioned, Greenmanor owns the land to the rear of the cottages which includes the existing building and garages to be demolished as part of this application and the shops with four flats above at the northern end of the parade. We are advised by the owner that there are no rights for any occupiers of its land to park in connection with their use and in particular, it is not included in the tenancy agreements of any of the shops or flats. Clearly parking has taken place on the land in an uncontrolled, ad hoc manner and of course some of that parking will be in connection with the existing building on the site which will be demolished hence removing that use. You will have seen that the garages are clearly not in regular use for the parking of vehicles. The owner of no. 125 North Lane has established a right to park three cars on the land which can be accommodated around the entrance to that property and will be in addition to the parking accessible within the curtilage of the dwelling.

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Eurosite owns the access to the west of Beechlands Cottages (roughly to the line of the rear gardens) and the shops and flats at the southern end of the parade. The application proposes improvements to this access to allow access only to the rear of the shops with no parking to be allowed.

It is therefore submitted that there will be no displacement of parking from the site as a result of this proposal. The only right to park (established by the neighbour) will be retained along with all rights of way. Any parking which has taken place in connection with the building to be demolished will cease as will all other uncontrolled parking. It is submitted that the existing informal parking of vehicles on the site should not override the more efficient and effective use of the land to provide new homes in a sustainable location. This was a point accepted by Members at the same Committee meeting in relation to another application in Eastergate (AL/8/18) and therefore should be consistently applied.

In response to your request for additional information on the drawings, the submitted drawings show the dwelling approved under application EP/41/17 but this is now annotated as such. The outline footprint of the previously withdrawn application has been added as requested.

I trust this deals with the queries raised by Members but if you require any further clarification then please do not hesitate to contact me.

Yours sincerely

Dawn Appleton

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Chartered Town Planner