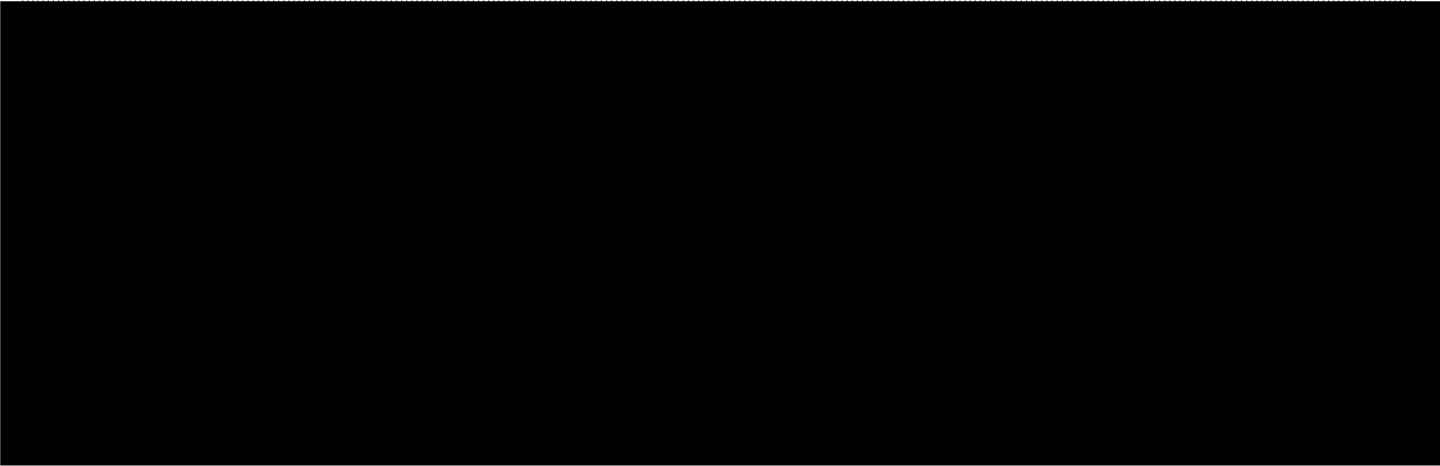
  


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**From:** Katie Kurek [REDACTED]  
**Sent:** 24 May 2018 10:52  
**To:** Anita Gardner  
**Subject:** RE: EP/7/18/PL 2 Houses Land Rear of Beechlands

Dear Anita

I visited the site yesterday and observed approx. 6 cars parked to the rear which I presume are staff for the shopping parade or overspill resident parking from nearby. The proposed 2 x residential dwellings is a reduced scheme which provides a sufficient level of parking in line with the WSCC Car Parking Demand Calculator. Beechlands Close is no-through with some on-street parking resulting in low speeds and manoeuvring. The site is accessed via the one-way parade 'Sea Road'. The junction of Sea Road and Beechlands Close is protected by junction markings to deter cars from parking in this location. Any illegal parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway.) Both of these acts are enforceable by Sussex Police.

I observed two cars parked close to the junction with Sea Road but not covering the double yellow lines. This had the effect of slowing traffic and considering that sufficient level of parking provided for the proposal do not consider overspill parking would be to a 'severe' level. Displacement of cars observed to the rear of the site would not be considered a highway safety reason for refusal considering the before mentioned road protection markings in the vicinity. You may wish to consider the effect of the displacement of these cars from an amenity point of view. The onus is on the driver to park in location that would not detrimentally impact highway safety or block the free flow of traffic.

The National Planning Policy Framework states that conditions on planning applications must be:

1. necessary;
2. relevant to planning and;
3. to the development to be permitted;
4. enforceable;
5. precise and;
6. reasonable in all other respects.

The LHA therefore consider it would not be reasonable to insist on further road protection markings as part of the planning application considering on-street parking is an existing concern in the vicinity, the proposal itself is provided with sufficient parking, and road protection markings and parking bays deter further on street parking from occurring in locations that would be detrimental to highway safety. If residents/ members wish to put forward for additional road protection markings through a Traffic Regulation Order then this could be raised through the County Local Committee (CLC) meetings process.

*Katie*

**Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner (Seconded)**

Monitoring & Records Team – Planning Services - Economy, Planning and Place Directorate  
West Sussex County Council

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**From:** Anita Gardner [mailto:[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)]  
**Sent:** 17 May 2018 11:47  
**To:** Katie Kurek  
**Subject:** RE: EP/7/18/PL 2 Houses Land Rear of Beechlands

Hi Katie,  
Yes please if you can undertake a site visit too it would help when Members are updated  
Thanks  
Anita

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Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



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**From:** Katie Kurek [redacted]  
**Sent:** 16 May 2018 18:09  
**To:** Anita Gardner  
**Cc:** David Boarer  
**Subject:** RE: EP/7/18/PL 2 Houses Land Rear of Beechlands

Dear Anita,

Thanks for your email. The LHA did not raise a concern to 3 x dwellings at the site under EP/138/17. Furthermore, the reduced scheme of 2 x dwellings is provided with a suitable level of parking provision, in line with WSCC Car Parking Demand Calculator.

With regard to access within the site for larger vehicles I note that point 6.2 of the Design and Access Statement sets out that refuse vehicles will not enter the site and bins will be collected by operatives from the store. With regard to emergency vehicle access I have copied in the Water & Access Manager for his comments regards accessibility for a pumping appliance to all proposed dwellings.

In light of the above and pending any comments from David if you still wish that a site visit be undertaken I can include this within our next batch of visits.

Kind Regards

*Katie*

**Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner (Seconded)**

**From:** Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]  
**Sent:** 15 May 2018 14:19  
**To:** Katie Kurek  
**Subject:** EP/7/18/PL 2 Houses Land Rear of Beechlands

Dear Katie,

I attended a post committee site visit with Members today. They were concerned about the amount of car parking that currently takes place on the site and the impact these displaced cars would have on the immediate area. They also noted that your comments were made without the benefit of a site visit.

I have been asked to contact you to request that a site visit is undertaken to appreciate the current parking levels and the amount of rear access space that would be available to emergency services. The application will be taken back to DC Committee on 06-06-2018 for a decision and I would appreciate your additional comments by 01-06-2018.

Many Thanks  
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
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