

[REDACTED]

From: Emma Avis [REDACTED]
Sent: 14 December 2018 13:32
To: Stephen Abbott
Cc: Anita Gardner
Subject: RE: FG/159/18/PL - The Bluebird Cafe, South Drive, Ferring - Two storey extension

Afternoon Stephen,

PROW comments were not originally requested by the Local Authority; however I have emailed the local ranger to see if they would like to comment. If so their comments will go direct to the case officer at Arun.

Just for clarification the site is known to officers here, the response was not solely done as a desktop study.

Kind Regards,
Emma

Emma Avis |Planner, County Highways (Development Management), Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH
[REDACTED]

From: Stephen Abbott [REDACTED]
Sent: 04 December 2018 17:17
To: Emma Avis
Subject: Re: FG/159/18/PL - The Bluebird Cafe, South Drive, Ferring - Two storey extension

Emma, I am very disappointed in the response that you have submitted onto the ADC portal today. To all intents and purposes, this merely repeats the previous flawed submission. It does not address any of the

shortcomings in the previous 'desktop study' or the concerns of the bus company that safe and unimpeded access along these roads is being compromised. As these are Private Streets, the highways authority does have a commitment to ensuring reasonable, safe, unimpeded access.

The PROW team also do not appear to have made any response although there are very real safety concerns on the access driveway / pedestrian footpath which form a combined PROW to the site in question.

Please can you confirm their position and also that an officer has visited the location and reported accordingly.

Thankyou.

Regards

Stephen Abbott

From: Emma Avis [REDACTED]

Sent: 09 November 2018 10:27

To: Stephen Abbott

Subject: RE: FG/159/18/PL - The Bluebird Cafe, South Drive, Ferring - Two storey extension

Morning Mr Abbott,

WSCC have no ownership in this area. The private access way is a PROW, but we do not own the land. I have already requested comments/observations from the PROW Team here at WSCC. I'm awaiting a response, if they make comment these will be sent to Arun DC to go on the planning portal website.

Kind Regards,
Emma

Emma Avis | Planner, County Highways (Development Management), Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

[REDACTED]

From: Stephen Abbott [REDACTED]

Sent: 08 November 2018 16:14

To: Emma Avis

Subject: Re: FG/159/18/PL - The Bluebird Cafe, South Drive, Ferring - Two storey extension

Emma, thank-you for your response. While I may not agree with your conclusions as justification for not undertaking a more detailed assessment of the location, especially with regard to the narrow access driveway to the site with limited visibility which I believe is owned by WSCC and incorporates a public footpath (path no 3089) as an undefined shared space for which WSCC also has statutory responsibilities, opening directly onto a bus route, I do at least appreciate the fact that you have responded in some detail.

I do not share your confidence that this redevelopment will not add sufficiently at peak times to the volume of pedestrian and vehicle traffic across WSCC land and the private streets, for which WSCC also have some responsibility in terms of safety, so as to result in a realistic escalation of risk of accident / injury and would urge WSCC to visit the site and assess the situation first hand.

Thankyou.

Regards

Stephen Abbott.

From: Emma Avis [REDACTED]

Sent: 08 November 2018 15:01

[REDACTED]
Subject: FG/159/18/PL - The Bluebird Cafe, South Drive, Ferring - Two storey extension

Afternoon Mr Abbott,

I have been passed your enquiry from our Area Highways Office, in relation to WSCC's response to the above planning application.

Reference was made to Private Roads, this should have been Private Streets. However both are not maintained by WSCC and are owned and managed by private individuals/management companies. Any parking management or parking restrictions are therefore a private matter. With regards to Private streets these are defined as non-maintained (by WSCC) streets that the public have a right of access over. WSCC are responsible for ensuring that private streets are accessible to the public but not for their maintenance. In terms of assessing this planning application WSCC has a duty of care in relation to private streets to ensure that no unacceptable highway safety issues could be caused. In this instance this is not considered to be the case. As stated within the Highway Response the parking impact of the development is not considered to warrant a refusal on transport grounds but Arun District Council as the Local Planning Authority may wish to consider this from an amenity perspective. With regards to trip generation the precedent of the café in planning terms has already been accepted by the Local Planning Authority. The proposed extension is not considered to give rise to a scale of trips that could be considered severe in terms of paragraph 109 of the National Planning Policy Framework (NPPF). It is also not considered that the size of extension or extra trips associated with it would justify an objection on unacceptable safety grounds in line with paragraph 109 on the NPPF.

Kind Regards,
Emma

Emma Avis | Planner, County Highways (Development Management), Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

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