

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 January 2021 11:51
To: Planning Scanning
Subject: FW: Croft Works Site Access Driveway R197/20/out

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Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 13 January 2021 10:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Croft Works Site Access Driveway R197/20/out

Please scan as EOT correspondence

Anita Gardner
Principal Planning Officer,
Directorate of Place

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From: Anita Gardner
Sent: 12 January 2021 10:43
To: [REDACTED]
Subject: FW: Croft Works Site Access Driveway

Hi Adam,
I have noticed that the application will need a new EOT Agreement to cover February DC Committee. Please can you agree to a further EOT until 05-02-2021?
Regards
Anita

Anita Gardner
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From: Anita Gardner
Sent: 11 January 2021 09:37
To: Adam King [REDACTED]
Subject: RE: Croft Works Site Access Driveway

Hi Adam,
I acknowledge receipt of your e-mail and photos which will be added to the application and the additional information will be included in a Committee report update . Please can you provide a revised site plan /extract site plan to indicate the measurements you have noted?
Regards
Anita Gardner

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From: Adam King [REDACTED]
Sent: 10 January 2021 20:22
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Croft Works Site Access Driveway

Hi Anita,

Further to our discussion on Friday, I have visited site and taken a number of measurements going down the access driveway. I have taken a number of photos during this visit and these are contained in the link below along with their descriptions;

<https://www.dropbox.com/sh/fglkr2fnw3grrtn/AACy4csD36UmNOQxaND-m6rXa?dl=0>

In summary, there are some small discrepancies between the OS/Title plans that we have used and the dimensions on the ground. This has seemingly been through fences being placed in different positions to the legal title over time, with the neighbours to the south seemingly encroaching slightly on the title.

Broadly speaking, the width of the entrance point is very close to the noted 4.65m at around 4.5m, and there is the potential to revise the northern fence slightly to remove the concrete posts and renew the fence to a higher quality one. There is a pinch point at around the centre of the access driveway where this reduces to 3.3m wide. At the end of the driveway the dimension measures 3.85m to the timber post which is slightly less than the 4.1m on the title plan.

Notwithstanding the differences between the title plan information and the driveway when measured, as discussed the driveway is both existing and provides unrestricted access to a number of commercial buildings. As we agreed, the proposal for 2 dwellings will decrease the traffic movements to and from the site when compared to the approved use, particularly when the use is unrestricted. The existing site could easily park 8-10 vehicles, and I have also included photographs showing three large vehicles parked on the site at the moment! The proposed 2no. dwellings only have 6 parking spaces and there is therefore a clear reduction in vehicle movements.

Given this, there are no grounds whatsoever to refuse the application on access grounds. Whilst WSCC have already commented and confirmed that there is no issue, I understand that you will want to re-consult them to re-confirm that your Committee cannot use this to refuse the application.

Having reviewed the tape of the Committee Meeting, the Committee Members voting for a deferral seemed to be mainly concerned with access for emergency vehicles. As was stated in the DAS and confirmed by Karl at the meeting, there is no intention to allow a fire vehicle within the site; the dwellings will instead likely employ sprinklers and / or a fire hydrant along the access driveway dependant on what is agreed with Inspectors at Building Regulations Stage. This approach is commonplace when dwellings utilise a driveway without turning facilities for a large vehicle.

What did you want to do regarding the dimensions on the Site Plan? We can adjust it accordingly, noting the above comments, so that it is as accurate as possible for the next Committee meeting.

I look forward to hearing from you.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture

ECE Director Adam King outlines five key considerations when designing a nursing or care home. Read more [here](#).



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