

From: Simon Davis
Sent: 19 March 2020 16:13
To: Ellie White [REDACTED]
Subject: RE: Y/18/20/PL - East of North End Road and West of Church Lane Nursery

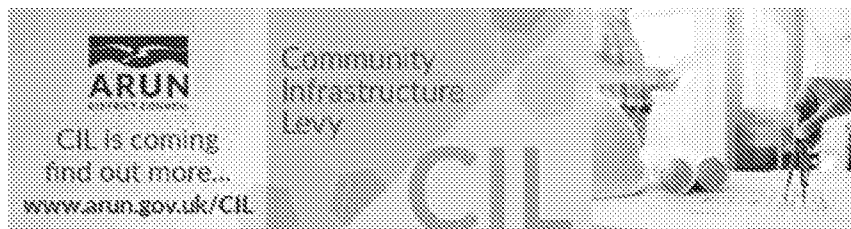
Hi Ellie,

I must admit that when I read the YPC comments, I read their point about building height as being that they wanted plot 1 to be single storey. If I'd have read it right in the first place, I wouldn't have sought your view on it!

I will email YPC back with your thoughts about the verge/bollards and we will see what they respond with – and if then we need to take a view as to whether this should or shouldn't go to Ctte. However, yes, ADC will not insist on this and it is clear that WSCC do not request this either.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk



Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Ellie White [REDACTED]
Sent: 18 March 2020 11:08
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/18/20/PL - East of North End Road and West of Church Lane Nursery

Hi Simon,

Thank you for the below and attached.

In terms of plot 1, we have obviously submitted a detailed application with clear site, elevation and floor plans. These plans clearly demonstrate that plot 1 is a 4 bed dwelling and the applicant has no interest in exceeding two storeys in height. The applicant is happy for the elevations for this plot to be conditioned; although I imagine you would usually look to do this anyway? This would then secure the two storey element with approval needed to amend.

In terms of the grassed verge, we would make the following comments;

- The applicant does not own the verge, it is owned by WSCC highways.

- The scheme provides appropriate on-site parking as required by the newly adopted SPD. Residents will not need to park on the verge.
- There is not a WSCC highways objection or a WSCC advisory that these be provided for the scheme to be considered acceptable in highways terms.
- As noted by the Parish, WSCC refuse to maintain the bollards and thus we would suggest it is not a WSCC highway priority.
- Considering the above mentioned points, this request does not meet the tests – it is not required and it is on land not within the applicants control.
- If it does not meet the tests, then how will contributions be collected. In addition, it should not be conditioned as it would not be enforceable on land out of the applicants control.
- If it is not a WSCC priority and but hypothetically bollards are placed on WSCC land, how will they even be maintained long term. This would also suggest that it is not a reasonable request.
- Crayfern have met with the Parish and have worked hard to meet their aspirations whilst regularly updating them on progress prior to submission. At no time has this issue ever been raised.

I know on the Orchard Business Park site, the Parish maintained an objection on the basis that they wanted a crossing which we agreed with the District was not needed or warranted, but as the Parish did not remove this request then it would need to be determined by the planning committee.

Given the fact that the request for bollards is not warranted, we would hope that the District would push back on this request. In addition, we would hope that if officers are minded to approve the application but the Parish still refuse to remove this request, the application would not need to be determined by committee as the request is unwarranted.

Should you require any further information then please do let me know.

With Kind Regards,
Ellie

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 17 March 2020 10:25
To: Ellie White [REDACTED]
Subject: RE: Y/18/20/PL - East of North End Road and West of Church Lane Nursery

Dear Ellie,

Please see attached Parish Council response. Their first, third and fifth points can be covered by conditions. Can you comment on the other two:

- *Plot 1 not to exceed 2 storeys in height to maintain and enhance the mixed street scape of North End Road.*
- *The developer to protect the existing wide grassed verge fronting North End Road and extending to Church Lane by installing small 0.5m high bollards to prevent verge side parking. This will ensure the safety of any pedestrians using the pavement and the protection of the grass verge. YPC note that WSCC have recently released a statement confirming that they will not be replacing bollards such as the ones missing along this stretch of verge leaving residents and the Parish with the responsibility of finding a solution. YPC see this condition as forming an appropriate solution.*

Kind Regards

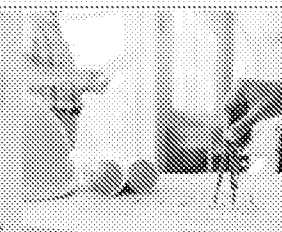
Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
 Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
 Please note that I typically work from home on Thursdays when I am unreachable on my work phone



CIL is coming
find out more...
www.arun.gov.uk/CIL

Community
Infrastructure
Levy

CIL



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.