From: Alison Meeus
Sent: 23 May 2018 14:15
To: Peter Barnett (Peter.Barnett@adur-worthing.gov.uk)
Subject: FW: AWDM/0281/18 - Europa House, Southwick

Flag Status: Flagged

Dear Peter,

We would not be able to support the current proposal for 7 parking spaces. However we can support the proposal as follows:-

1. The dropped kerb would need to start 10m from the junction (and 1.5m from the telegraph pole) so 11.5m from the edge of the junction.
2. This would only be able to accommodate the car parking spaces that can fit in along this dropped kerb. I'm not sure how many this will be.
3. If the applicant provides a plan with this proposal then we would be happy to support it on this basis.

Kind regards
Alison

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 18 May 2018 08:58
To: SU Local Development; Alison Meeus
Subject: Fwd: AWDM/0281/18 - Europa House, Southwick

Dear Alison

Further to your comments on this one, I have received the attached revised plan from the applicant.

Can I please have your comments on the suitability/usability of the layout. In your view, will it be possible to access the parking area from the new dropped kerb adjacent to 34 The Green and manouevre in and out of the spaces?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ----------
From: **Sophie Denman** <Sophie.Denman@focus-grp.co.uk>
Date: 17 May 2018 at 12:46
Subject: RE: AWDM/0281/18 - Europa House
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi David,

The average parking space bay should be 2.4m x 4.8m (3m x 5m on the diagram as I don't have the equipment to measure this accurately to the point) http://www.britishparking.co.uk/write/Documents/Library%202016/Bay_Sizes_-_Jul_2016.pdf. The link also details that off-street bays should allow a space of 6m between bays for manoeuvring. I have been outside to measure the car space and gap to pavement which I measured at 5.7 meters, however the diagram shows the distance to be shorter at 5.2m. I don't have the correct equipment to measure this accurately, however it does in either case fall short of 6 meters required. However, my only argument to this would be to get the equipment/specialist to accurately measure this, or I would argue that the houses adjacent to the space, all reverse over the pavement in order to exit the property, so this would not be any different if a car would engage with the pavement by 0.3 or 0.8m in order to exit.

You can also see in the diagram that the distance to the road junction from where the dropped kerb is planned to go, is at least 20m away and so the objection from WSCC is incorrect.

Lastly, we discussed the objection due to the impact of conservation. Your view was that the removal of the planters would negatively impact on the view and surrounding area to the green. We are in constant dispute with the locals that we block up the roads with our vehicles every day. I even had a discussion with a resident on Church Lane yesterday, because our cars are causing her difficulty to reserve out of her drive. Especially residents on The Twitten who are regularly leaving notes on the cars or coming to the building to complain. Therefore, I am absolutely certain the local residents would prefer us to be granted more parking spaces than keep the planters for aesthetic purposes. Especially true as we received no objection from the residents on the proposed planning application.

I look forward to hearing from you shortly.

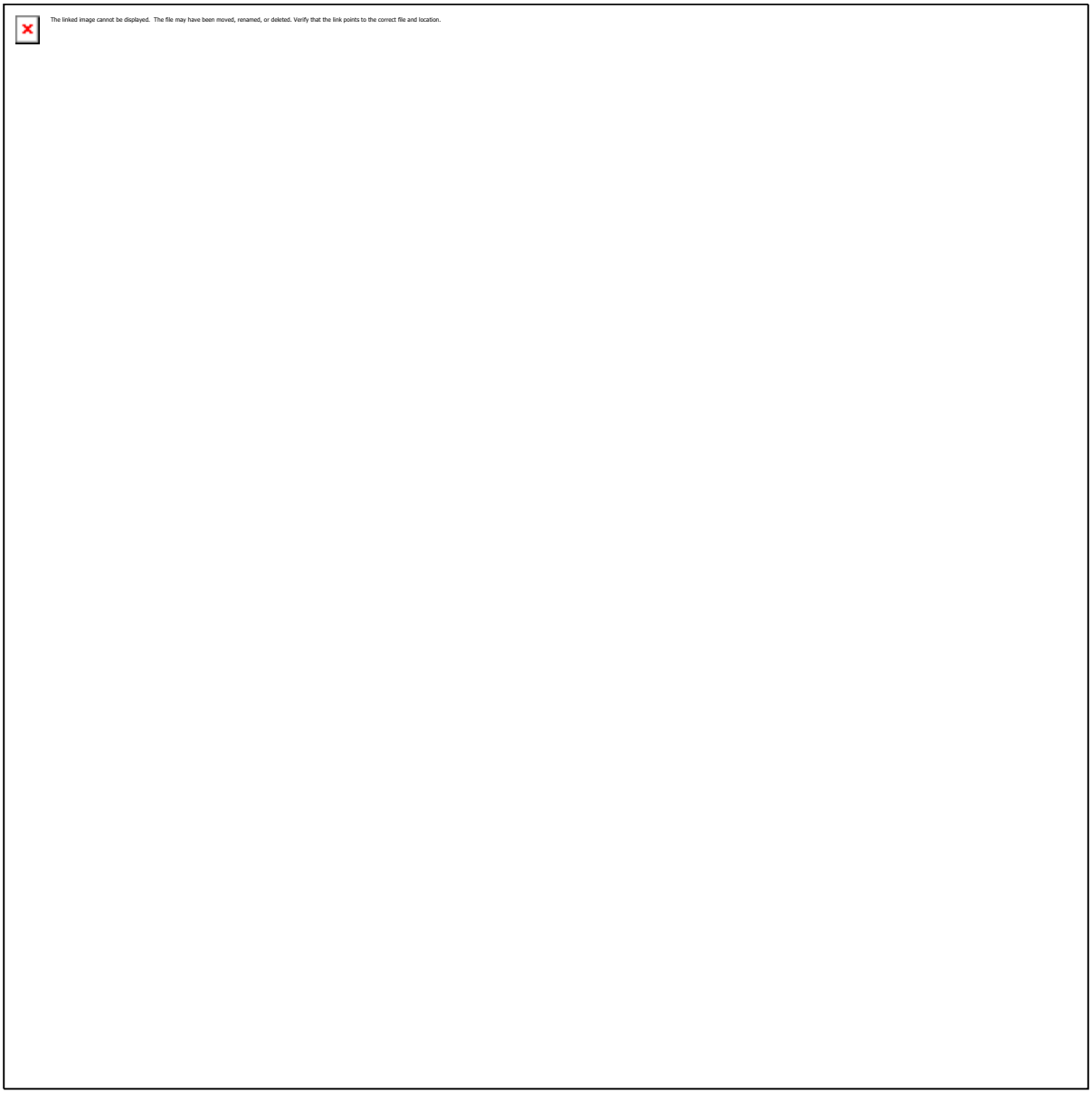
Many thanks,

Sophie Denman.

Sophie Denman
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Focus Group

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From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 03 May 2018 14:32
To: Sophie Denman <Sophie.Denman@focus-grp.co.uk>
Subject: [Ext]: AWDM/0281/18 - Europa House

Dear Miss Denman

I am writing with reference to your recent planning application for the parking area at the side of Europa House.

Having consulted with our Design and Conservation Officer I must advise you that there are objections to your proposal and its likely adverse impact on the Conservation Area. Parked cars in the open space at the side of the building and the resulting loss of the planters would not preserve or enhance the Conservation Area in our view. There is also an objection to the proposal from West Sussex Highway Officers (see attached).

I must therefore advise you that we cannot support your application and would recommend that it is withdrawn.

Regards

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

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