

Sent: 31 October 2014 12:00
To: Planning.Responses
Cc: Nigel Peters
Subject: AB-115-14

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 28/10/2014

FROM: Jamie Brown

**TO: Arun District Council
FAO: D. Sullivan**

SUBJECT: AB/115/14/OUT-Outline application with some matters reserved for 2No. 3 bed semi detached houses

12 & 14, Canada Road, Arundel, West Sussex, BN18 9HY

RECOMMENDATION:



Advice

Modification

More

Information

Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Pre-Application advice was sought from WSCC on Highway matters earlier this year. It was advised that the proposal would be unlikely to result in a material increase in vehicular activity that could be a detriment to the local highway network.

The proposal will have a nil parking provision therefore there will be no direct access onto the highway. A parking survey has been undertaken in accordance with the previous advice set out in the pre-application talks, this gives a useful indication of on street parking levels; it is not considered that this proposal would have an adverse effect on on-street parking in the area. The proposal would also not be anticipated to generate a significant increase in vehicle movements, and the peak usage times would not be expected to coincide with peak traffic levels in this area.

If the LPA are minded to approve this application a condition securing cycle parking and a construction management plan should be included.

Jamie Brown
Strategic Planning

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