

**WEST SUSSEX COUNTY COUNCIL  
INFRASTRUCTURE CONSULTATION**

**DATE: 11/02/2009**

**FROM: Jamie Brown**

**TO: Arun District Council**

**FAO: A Gardner**

**SUBJECT: AB/13/09/ - Proposed 3 bedroom dwelling (resubmission of planning application (AB/68/06))**

**Land Adjacent to, 1, Anne Howard Gardens, Arudel, West Sussex**

**CONSULTATION DATE: 02/02/2009**

**RECOMMENDATION:**

**Advice  
Objection**

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| X |
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**Modification  
No Objection**

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**More Information  
Refusal**

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**TAD contribution: £ N/A**

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**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 response comprises of the views of West Sussex County Council. The highways, public rights of way and archaeological implications of this proposal have been considered and these views are incorporated within this response.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. AB/68/06 to which no objections were raised.

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.

The proposal is for a 3 bedroom dwelling with access onto London Road via Anne Howard Gardens. Anne Howard Gardens is a private road not maintained by WSCC. The application form states there is to be no off-street vehicular parking at the new dwelling. It is unclear as to whether the applicant intends to use private carriageway for vehicular parking. Even though this proposed property is in a relatively sustainable location it is likely that this development will call for some vehicular parking. The LPA should consider this point prior to any approval of planning permission. The supporting application form states that no secure and covered cycle parking is being proposed in association with the new dwelling. PPG13 identifies that cycling has the potential to substitute for short car trips, particularly those under 5km, and to from part of a longer journey by public transport. Therefore Policy DEV5 of the West Sussex Structure Plan requires new development to provide convenient, attractive and safe cycle storage. WSCC standards would require 1 cycle space to be provided for each bedroom of the new dwelling. The applicant should identify suitable cycle storage to satisfy policy DEV5.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto London Road and Anne Howard Gardens. In principle, it is unlikely that there would be any issues with this proposal. A number of dwellings are already served from

London Road and Anne Howard Gardens and whilst a small increase in vehicle movements will occur, it is unlikely that any adverse impacts will result from this proposal.

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

The Rights of Way team have no comments to add regarding this application due to no public rights of way being affected by the proposals.

In terms of archaeology, the West Sussex HER reveals that there is nothing known on the application site itself. However, the OS base maps indicate that immediately adjacent to the north of the application site is the continuation of the Arundel town defences which on the opposite side of London Road are scheduled under the 1979 Ancient Monuments and Archaeological Areas Act (included with the scheduled area of Arundel Castle). Although the short stretch of this earthwork at the south west of London Road is not scheduled this may have been an oversight on English Heritage's part or they may have considered that this section of the rampart was less evident and too tree covered. Nevertheless it is potentially a nationally important archaeological feature, whether scheduled or not, and setting issues may apply under SP policy CH7 and Arun Local Plan Policy AREA 16.

In the event that planning permission is given for the proposed development we would recommend that a watching brief should be carried out on the excavation of groundworks for foundations and services to establish whether any features or artefacts of the English Civil War period or earlier have been affected. I suggest a negative condition based on the model given in PPG16 para 30 or Circular 11/94 Appendix A, Condition 55.

Any approval of planning permission would be subject to the following conditions:

***Car parking space***

The dwelling, hereby approved, shall not be occupied until the car parking has been constructed in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated use.

Reason - To provide car-parking space for the dwelling.

***Cycle parking***

No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.

Reason - To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

**INF8**

West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site; areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

**Jamie Brown**

**Local Development**