

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 January 2018 09:25
To: Planning Scanning
Subject: FW: Planning Consultation on: AB/148/17/PL

On Behalf Of CCD Planning Consultations

Sent: 30 January 2018 09:12
To: Planning.Responses
Cc: Gary Markwell
Subject: RE: Planning Consultation on: AB/148/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 30/01/2018

FROM: Ian Hayward
TO: Arun District Council
FAO: Mrs A Gardner

SUBJECT: AB/148/17/PL - To provide 4no. detached houses on existing semi natural woodland site.

Wooded Land South West of Dalloway Road, Arundel

DATE OF SITE VISIT: 25/01/2018

RECOMMENDATION: Advice & More Information

S106 contribution total: 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 Strategic Planning 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.

Context

This application seeks the erection of 4 x 3 bed detached houses on existing semi natural woodland at South West of Dalloway Road, Arundel.

Access & Visibility

Access is to be achieved via a new point of access onto Priory Lane, which is an unclassified, single track rural lane subject to the national speed limit at this point. The site access point will be circa 100 metres south from the priority junction with Tortington Lane.

Given the character and alignment of Priory Lane it would be anticipated that approaching vehicles will be traveling significantly below the posted speed limit in this location. A site visit was conducted on 25/01/2018; it was observed that this was the case and that Priory Lane is extremely lightly trafficked.

No visibility splay information has been provided by the applicant. Using WSCC mapping I would estimate that a visibility splay of 2.4 x 70 metres is available to the north and 2.4 x 55 metres is available to the south. Using the Manual for Streets methodology for calculating sight stopping distances these splays would equate to the sight stopping distances for vehicles approaching the site at 42 mph and 35mph respectively.

Notwithstanding the above the applicant should demonstrate that safe and suitable access can be achieved into the site. The applicant should therefore provide a plan demonstrating the maximum achievable visibility splays at the site access point. These splays shall be contained wholly within land under control of the applicant or that considered public highway.

Visual observations do not provide a robust measure for vehicle speeds. It would therefore be advised that the maximum achievable splays are supported by way of a seven day automated speed survey to demonstrate the splays provided are adequate for the 85th percentile wet weather road speeds.

Emergency and Service Access

As per advice provided within Manual for Streets Paragraphs 6.7.1 - 6.7.3 there is a building regulation requirement for emergency vehicle access to get within 45 metres of all dwellings.

Priory Lane is narrow in nature and the applicant has not demonstrated if it would be achievable for a fire tender to access the site using the proposed access arrangements via swept path tracking.

The site lay out provided does not provide the opportunity for a fire tender to turn on site.

As per advice provided within Manual for Streets Paragraph 6.8.9 there is a building regulation requirement that residents should not be required to carry waste more than 30 m to a storage point. Waste collection vehicles should be able to get to within 25 m of the storage point. The layout of the site may therefore require a refuse vehicle to enter the site; a turn on site for a refuse vehicle may then be required.

Neither of these matters has been satisfactorily demonstrated with the plans provided. I would as the applicant consider the above matters and provide additional details in including swept path tracking where necessary.

Parking

Each dwelling will be provided an off street hardstanding parking area large enough to accommodate at least two vehicles. On this basis an additional unallocated visitor car parking spaces would be required meet the anticipated demand of the development. While it is appreciated some of the proposed hardstanding areas are large enough to accommodate additional car parking this would not be available on an unallocated basis. I would advise one unallocated visitor space is provided and would accept such a matter could be secured via planning condition.

Public Right of Way

Public Footpath 342 runs through the application site east/west between Priory Road and Dalloway Road. The proposal included improvements to the surface of this public right of way. I have consulted with WSCC Public Rights of Way on the matter and dedicated consultation response will be provided directly to the Planning Authority.

Conclusion

I would ask the matters above are considered by the applicant and the Local Highways Authority be re-consulted.

Ian Hayward
Planning Services

Sent: 10 January 2018 13:19
To: SU Local Development
Subject: Planning Consultation on: AB/148/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION AB/148/17/PL
NO:

Registered: 8th January
2018

Site Address: Wooded Land South West of Dalloway Road Arundel

Grid Reference: 500386 106429

Description of Works: To provide 4no. detached houses on existing semi natural woodland site.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email

by 08-FEB-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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