

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 13 May 2018 22:43
To: Planning.Responses
Cc: Gary Markwell
Subject: RE: Planning Consultation on: AB/39/18/PL

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ross Leal
FROM:	Highways, WSCC
DATE:	02/05/2018
LOCATION:	Land adjacent to, 30 Ellis Close, Arundel, BN18 9LG
SUBJECT:	AB/39/18/PL Erection of 3 No. 2 bedroom dwellings with associated parking & landscape.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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 Planning Services 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 3 x 2 bedroom social rented dwellings with associated parking & landscape at Land adjacent to, 30 Ellis Close, Arundel.

Ellis Close is an unclassified no through road serving 30 dwellings.

Access

The site is accessed directly via Ellis Close and currently comprises of a car parking area which can accommodate circa 19 car parking spaces.

A site plan has been provided showing Highway Information (16/021 012 P2). This details an area of the access point which will be offered for adoption.

Any adoption of public highway would need to be formally agreed via a Section 38 Agreement. The Local Highways Authority does not typically seek to adopt areas of public highway such as this unless there is a significant benefit to the public.

Upon review of the site access it does not seem there is any requirement or benefit to the public by adopting this part of the access arrangements.

The internal site layout of the site will require the use of an 'E' class footway known as 'Ellis Close to Car Park'. For the scheme to be implemented this area of land would need to be 'Stopped Up' i.e. have the highway rights extinguished.

In planning terms the loss of this highway is mitigated by the shared surface access and turning area which can be used to facilitate access to the rear of 1- 9 Ellis Close (odds only).

In order for the permission to be implemented the Public Highway in question must first be 'Stopped Up' and have its highway rights extinguished. Providing the development has not commenced this process can be sought under S 247 of the Town and Country Planning Act 1990, and is administered by the Department of Transport National Transport Casework Team. Prior to commencement the applicant would be advised to complete the 'Stopping Up' Process. The granting of planning permission and comment provided here does not guarantee that a 'Stopping Up' application, which will be subject to additional consultation, will be successful.

No highway capacity concerns would be raised to the trip generation of 3 dwelling.

Parking

The proposed dwellings will be afforded 6 hardstanding parking spaces, allocated on the basis on 1 space per dwelling, with the three remaining spaces left unallocated for visitors and general use to mitigate for the loss of the general parking area.

It would be anticipated that three dwellings of this size and tenure, allocated with one space each, in this location would generate the demand for 5 car parking spaces.

The proposed parking provision would therefore be considered adequate to meet the anticipated demand.

However consideration needs to be given that the site previously provided parking for up to 19 vehicles. A 2 day car parking capacity survey has been undertaken. The car parking capacity survey demonstrated that the potential loss of parking can be accommodated within a reasonable distance of the site using on street locations.

The Local Planning Authority may wish to consider the amenity implications of the loss of this provision.

Each dwelling should be provided a secure and covered cycle parking provision; I note this has been indicated on the proposed site plan.

The parking layout is adequate to provide vehicles the opportunity to turn on site.

Conclusion

The Local Highways Authority does not consider that the proposal for 3 dwelling would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions and informative note would be advised:

Conditions:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Informative Note - Stopping Up

The applicant would be advised to contact the DFT Nation Transport Casework Team in order to commence the 'Stopping Up' process.

National Transport Casework team
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle upon Tyne
NE4 7AR



Websites:

<https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways>
<https://www.gov.uk/government/groups/national-transport-casework-team>

Ian Hayward
West Sussex County Council – Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 20 April 2018 16:04
To: SU Local Development
Subject: Planning Consultation on: AB/39/18/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 NO: AB/39/18/PL

Registered: 5th April 2018

Site Address: Land adjacent to 30 Ellis Close Arundel BN18 9LG

Grid Reference: 500805 106952

Description of Works: Erection of 3 No. 2 bedroom dwellings with associated parking & landscape.

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 24-MAY-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 Ross Leal who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email

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

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