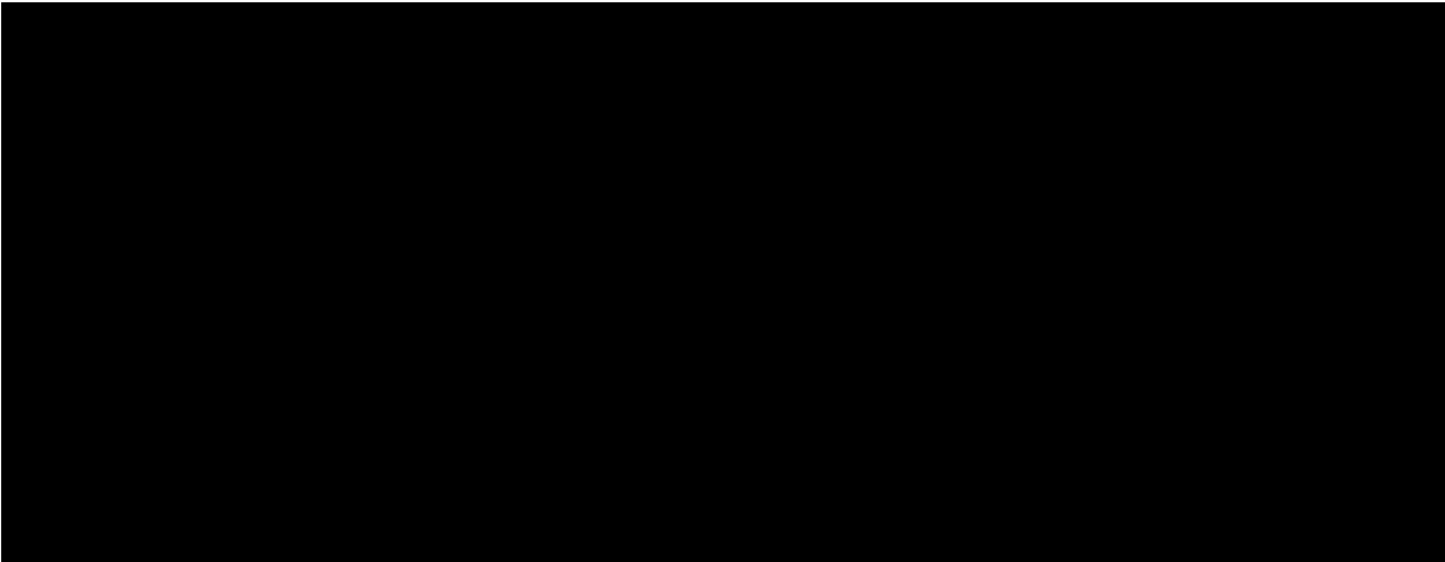




From: Ian Hayward [REDACTED]
Sent: 23 November 2018 15:21
To: Richard Castro-Parker
Cc: Juan Baeza
Subject: RE: AB/73/18/PL -18 Queens Lane (land adjacent)

Afternoon Richard,

I have had a quick look for you, I will get this request formally book in so there is a record of these comment on our record.

Queens Road is a private concern, as such the Local Highway Authority comments will be primarily limited to the impact at where Queens Lane adjoins the maintained network, i.e the simple priority junction at Fitzalan Road.

Queens Lane already serves a significant number of residential dwellings (circa 20), as such the additional vehicle movements from 2 dwellings would not be anticipated to result in a material increase in use of this junction. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents at this point. Evidence suggests that developments of this type are unlikely to result in increased access or safety concerns.

With regard to parking it seems each dwelling will be provided a single garaged space. Some shared hardstanding area is available but this would be required for turning and manoeuvring and therefore not ideal for providing allocated parking. WSCC advise garages measure a minimum of 3 x 6 metres to be considered allocated parking spaces, the proposed garages measure 4.3 x 5.5 metres. While this does not strictly meet the advised sizes I would be minded to accept that the actual floor area of garage proposed is of an adequate size to park a vehicle and cycle.

It would be anticipated that two dwellings of this size in this location would attract the demand for 4 car parking spaces. While the development is short 2 space I do not anticipate this to have any safety impact upon the maintained network and therefore would not raise this as a concern. You should consider the site is sustainably located within walking/cycling distance to a range of public services and amenities, access to other modes of transport for longer trips such as bus and train is achievable. As such a car parking provision below the anticipated demand should be generally considered acceptable. You may however wish to consider the implications the parking provision (and any resultant overspill parking) will have to the amenity of residents and neighbours.

In conclusion the Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If you are minded to grant planning consent a condition securing the garage provision for the parking of a vehicle and cycle would be advised.

Ian Hayward
Planning Services

From: Richard Castro-Parker [REDACTED]
Sent: 23 November 2018 13:10
To: Ian Hayward
Cc: Juan Baeza
Subject: AB/73/18/PL -18 Queens Lane (land adjacent)

Dear Ian,

I am emailing regarding highways comments for application AB/73/18/PL -18 Queens Lane (land adjacent). While Highways have not been formally consulted I wondered if you would be able to comment on this application for 2 new dwellings. This application is being taken to Planning committee on the 12 Dec and as such I require comments before then so a committee update can be sorted out should one be required.

I am happy to discuss this matter should you wish.

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.