

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 08 February 2018 08:37
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/136/17/PL

On Behalf Of CCD Planning Consultations

Sent: 07 February 2018 16:50
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: AL/136/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 07/02/2018

FROM: Ian Hayward
TO: Arun District Council
FAO: Mr S Davis

SUBJECT: AL/136/17/PL - Erection of pair of semi detached houses & new access onto A29

Land West of Fontwell Avenue, 1, Fontwell Avenue, Fontwell, Eastergate, PO20 3RU

DATE OF SITE VISIT: n/a

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.

History

This site has a significant planning history for residential development as summarised below:

- AL/95/13 – Outline application for 3 dwellings – Approved
- AL/136/17/PL - Outline application for 5 dwellings – Refused and Appeal Dismissed
- AL/121/16/PL – Plot 3 of AL/95/13 to become 2 x semi-detached houses - Approved

- AL/72/17/PL - Plot 2 of AL/95/13 to become 2 x detached houses - Withdrawn
- AL/122/17/PL - Plot 2 of AL/95/13 to become 2 x semi-detached houses - Undecided

In summary the wider site currently has consent for 4 dwellings. This application seeks revision to plot 1 to provide 2 x 4 bed dwellings.

The local highways authority accepts the principle of a small scale residential development in this location has previously been considered acceptable. The introduction of one additional unit would not be considered significantly different in highways terms to that already approved.

Access

However this latest application also seeks the implementation of a secondary point of access at the southern extent of the site onto A29. This will result in all dwellings being able to make use of an in/out access arrangement.

It is noted that the previously approved turning area is now omitted and this in/out arrangement would 'in principle' mitigate against the loss of this provision. There would be no controls in place to ensure this point of access is used as an exit only as stipulated within the Design and Access Statement.

The applicant has however not demonstrated how this new point of access is afforded with appropriate geometries or visibility splays to ensure safe and suitable access to the site can be achieved.

Visibility – North (southbound)

Southbound only speed survey data from June 2013 has been provided revealing an 85th percentile vehicle speed of 37.1 mph for southbound vehicles.

At this time the A29, at the point of the proposed access, was at the change in speed limit from 40 mph to 30 mph for southbound vehicles.

Given the whole section of A29 fronting the site is now subject to a 30 mph speed limit it is not unreasonable to conclude that actual 85th percentile vehicle speeds will now be lower than the previously recorded 37.1 mph. Nevertheless I'm not aware that the applicant has provided more up to date robust data to conclude this with any certainty. Nor has the applicant provided details as to the exact location of where the historic speeds were recorded.

To the north (southbound traffic) I can ascertain that visibility splays of circa 2.4 x 50 metres is achievable wholly using land considered public highway. Some cutting back of overhanging vegetation may be required to form these splays.

This is significantly in excess of the splays required for the posted speed limit of the road (2.4 x 43 metres as per Manual for Streets Table 7.1). However this would fall short of the required splays for the demonstrated 85th percentile vehicle speeds from 2013 (2.4 x 59 metres).

I am also mindful that a northern visibility splay of 2.4 x 70 metres was secured for the northern point of access under AL/95/13.

Given the above I would be minded to request that the applicant provide further information to demonstrate that the proposed point of access is afforded with appropriate visibility splays to ensure safe and suitable access to the site can be achieved.

The applicant would be advised to undertake a new 7 day automated speed survey at the northern extent of the maximum achievable visibility splay for the proposed point of access. Alternatively demonstrate a how a minimum splay of 2.4 x 59 metre can be accommodated in the northern direction. This would have an impact upon the frontage boundary treatments vegetation but may intersect with areas outside the red edge plan provided.

Visibility – South (northbound)

To the south (northbound traffic) I can ascertain that visibility splays in excess of 2.4 x 150 metres is achievable wholly using land considered public highway.

This is significantly in excess of the splays required for the posted speed limit of the road 30 mph (2.4 x 43 metres as per Manual for Streets Table 7.1). This is also significantly in excess of splays that would be required for the demonstrated 85th percentile vehicle speeds for this direction when AL/95/13 was being considered. At this time the recorded 85th percentile road speeds were 38 mph which would equate to splays of 61 metres as per the Manual for Streets Stopping Sight Distance calculation parameters.

In conclusion no highways concerns would be raised to the southern visibility at the new point of access.

Vehicle Tracking

The internal access arrangements are such that an acute turn is required at the site access point onto A29. The applicant should demonstrate with swept path tracking plans how the access point will work in practice for a private motor vehicle and other service / emergency vehicles that may need to enter the site.

Vehicle Parking

Each dwelling will be provided with two off street car parking spaces.

Two dwellings of this size in this location, which such an allocated provision, would attract the demand for 5 car parking spaces. I would be minded to accept that the hardstanding available could accommodate an additional vehicle per dwelling, with turning and manoeuvring taking place on the private service driveway if required.

Each dwelling should be afforded a secure and covered cycle parking provision in the interest of sustainability.

Conclusion

I would ask the applicant provide additional information so satisfy the concerns raised within the 'Visibility – North (southbound)' and 'Vehicle Tracking' sections of this report prior to the Local Highways Authority providing a formal recommendation and advising appropriate conditions and informative notes.

Ian Hayward

Planning Services

Sent: 18 January 2018 13:04
To: SU Local Development
Subject: Planning Consultation on: AL/136/17/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 NO: AL/136/17/PL

Registered: 15th January
2018

Site Address: Land west of Fontwell Avenue 1 Fontwell Avenue Eastergate
PO20 3RU

Grid Reference: 494519 105777

Description of Works: Erection of pair of semi detached houses & new access onto
A29 - This is a Departure from the Development Plan

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 15-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 Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016
DX 57406 Littlehampton

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.