

From: Katie Kurek [REDACTED]
Sent: 08 June 2018 12:21
To: Planning.Responses
Cc: Ian Hayward
Subject: RE: Planning Consultation on: AL/50/18/PL

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	8 th June 2018
LOCATION:	Land West of, Fontwell Avenue, Eastergate, PO20 3RU
SUBJECT:	AL/50/18/PL Continuance of use without compliance with condition 10 imposed under AL/121/16/PL relating to vehicular access serving the development.
RECOMMENDATION:	OBJECTION
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.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA) have been consulted on application to continue use without compliance to condition 10 (vehicular access) secured under AL/121/16.

The residential development at the site has been subject to a number of planning applications including splitting of previously approved plots. AL/121/16 was for alterations to northern most plot to split to 2 x semi detached houses, this was approved.

Currently, live application AL/136/17 seeks splitting of furthest south plot to provide 2 x semi detached houses and new second access to A29. Approval of this would result in a total of 6 x dwellings at the site and omission of the previously approved turning head in favour of an in/out dual access point arrangement.

Condition 10 of AL/121/16 states that the development shall not be occupied until the vehicle access has been constructed in accordance with the approved drawing. To remove this condition would first

require approval of proposed access arrangements under AL/136/17. It is understood that further information with regard to visibility splays and demonstration of turning are required under AL/136/17 to demonstrate the highway safety merits of this in/out access arrangement.

Until such time as the proposals under AL/136/17 have been demonstrated as 'safe and suitable' in line with paragraph 32 of the National Planning Policy Framework, the LHA are not in a position to support the non-compliance of condition application.

Katie Kurek
West Sussex County Council – Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 22 May 2018 16:35
To: SU Local Development
Subject: Planning Consultation on: AL/50/18/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 AL/50/18/PL
NO:

Registered: 30th April
2018

Site Address: Land West of Fontwell Avenue Eastergate PO20 3RU

Grid Reference: 494530 105795

Description of Works: Continuance of use without compliance with condition 10 imposed under AL/121/16/PL relating to vehicular access serving the development.

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 21-JUN-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 01903 737874.

Regards
Planning Officer

consultee_email

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

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