

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 15 February 2018 14:59
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: AL/8/18/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 15/02/2018

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

**SUBJECT: AL/8/18/PL - Erection of 2 No. 2 bedroom dwellings with
associated parking & landscaping.**

Land Between 8 & 10, Barnett Close, Eastergate, West Sussex, PO20 3UW

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 & History

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AL/129/16/OUT seeking Outline consent with

some matters reserved for the construction of 2 x 2 bedroom flats and associated external works. No highways concerns were raised; the application was however withdrawn by the applicant.

This latest application seeks consent to erect 2 x 2 bedroom flats with associated parking & landscaping on an existing off street parking area (hardstanding) off Barnett Close (unclassified no-through road subject to a 30 mph speed restriction). The application is supported by plans, Design & Access Statement and Parking Demand & Capacity Report.

Given the principle of residential development on this plot has been considered acceptable previously to the Local Highways Authority no 'in principle' concerns would be raised to the proposal.

Access

Given the works required to implement the access works it would be advised the applicant enter into a Section 278 agreement with the West Sussex County Council, as Highway Authority, to cover the off-site highway works.

Parking

The plot of land subject to this application was previously used as an off street car parking provision.

Each flat will be allocated one of the created car parking spaces. This quantity of car parking provision would be considered adequate to meet the needs of two flats of this size in this location.

The remaining three spaces will remain unallocated for flexible use. It is noted one of the spaces is annotated as disabled. As per guidance within 'Inclusive Mobility' off street bay parking spaces for disabled access should be afforded additional level access width of 1.2 metres. This does not seem to be achievable given the proposed layout proposed.

Given the small scale nature of this scheme, which would not attract a dedicated disabled parking provision as per Manual for Streets paragraph 8.3.26, it would be advised this annotation is removed. Should the applicants wish to provide a dedicated disabled space it should be laid out as per the guidance within 'Inclusive Mobility' and the plans modified accordingly. I would accept such a matter could be dealt with via planning condition.

I'm mindful that this area is private land and does not seem to have any formalised agreement for allocation of parking. As such theoretically its use for amenity parking could be withdrawn at any time. As such it is difficult to give significant weight to the loss of this parking provision.

Nevertheless the area seems large enough to park 3/4 cars. The proposed will result in three additional unallocated spaces being created which would mitigate for the loss of this existing provision. The applicant has also provided the results of a car parking capacity survey which indicates there is significant on-street car parking provision available within the vicinity of the site.

Conclusion

The Local Highways Authority does not consider that the proposal would have a '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

Access & Footway Works

No part of the development shall be first occupied until such time as the vehicular access dropped crossing, and footway works have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority. In the interests of road safety and to secure satisfactory standards of access for the proposed development

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with plans and details to be submitted to and approved by the Local Planning Authority. 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

Section 278 Agreement of the 1980 Highways Act

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 26 January 2018 11:03
To: SU Local Development
Subject: Planning Consultation on: AL/8/18/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: AL/8/18/PL

Registered: 26th January 2018

Site Address: Land between 8 & 10 Barnett Close Eastergate PO20 3UW

Grid Reference: 494230 105601

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

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 01-MAR-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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