

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 01 March 2018 12:07
To: Planning.Responses
Cc: Ashvin Patel
Subject: RE: Planning Consultation on: AW/43/18/OUT

**WEST SUSSEX COUNTY COUNCIL
COUNTY HIGHWAYS CONSULTATION RESPONSE**

DATE: 01/03/2018

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

SUBJECT: AW/43/18/OUT - Outline applicaiton with some matters reserved for the demolition of existing dwelling & erection of two pairs of semi-detached houses & associated works - More information.

261, Aldwick Road, Aldwick, PO21 3QU

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 outline consent with all matters reserved other than that of access for the demolition of 261 Aldwick Road, Aldwick and erection of two pairs of semi-detached houses & associated works.

Access

261 Aldwick Road is currently served with an in/out access arrangement onto Aldwick Road, which is 'B' classified and subject to a 30 mph posted speed limit.

The eastern point of access will be retained to serve plot 2

The western point of access will be widened to 4.8 metres to allow access to plots 1, 3 and 4.

There appears to be no apparent visibility issues at the points of access onto Aldwick Road and adequate visibility is available using land considered to be public highway.

No highway concerns would be raised to the proposed access arrangements. The access widening works must be implemented under licence to a specification obtained from WSCC Highways.

Parking and Turning

The quantity of parking provision required is depending on the size of the proposed dwellings. Given these matters are reserved I would advised that at the Reserve Matters stage the applicant ensure adequate on site parking provision is available as per current WSCC guidance.

WSCC Car Parking Demand Calculator and Guidance material can be downloaded from the following link under Additional Information.

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/>

Emergency Access

Plots 3 and 4 will be located circa 50 metres from the public highway. For building regulation purposes the following is required:

- 3.7 m carriageway (kerb to kerb) is required for operating space at the scene of a fire.
- Simply to reach a fire, the access route could be reduced to 2.75 m over short distances, provided the pump appliance can get to within 45 m of dwelling entrances;
- Fire service vehicles should not have to reverse more than 20 m.

No swept path tracking has been provided demonstrating how an emergency tender can turn on site. I have consulted with the WSCC Fire Access Officer on this aspect of the application and will provide additional advice in due course.

Refuse Servicing

For building regulation purposes the following is required:

- Residents should not be required to carry waste more than 30 m (excluding any vertical distance) to the storage point
- Waste collection vehicles should be able to get to within 25 m of the storage point

It appears that a collection arrangement in line with these requirements can be achieved with a refuse vehicle remaining on Aldwick Road. Nevertheless it would be

advised that the refuse collection authority should be consulted to ensure the suitability of such an arrangement. If a refuse vehicle is required to enter the site, this must be supported with swept path tracking at the Outline Stage.

Conclusion

Subject to emergency and refuse access being considered acceptable no highway safety or capacity concerns would be raised to the principle of the access arrangements. If the Local Planning Authority is minded to grant planning consent I would ask the Local Highways Authority is consulted at the Reserve Matters stage to ensure the parking and turning provision is appropriate for the dwellings.

If the LPA are minded to grant planning consent the follow condition would be advised at the stage:

Condition

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Informative Note

Vehicle Crossover – Minor Highway Works

The applicant is advised to obtain formal approval from the highway authority to carry out the site access works on the public highway. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Ian Hayward

County Highways, West Sussex County Council

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 20 February 2018 16:19

To: SU Local Development

Subject: Planning Consultation on: AW/43/18/OUT

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 -

Article 5 - Articles 16 & 18 Consultation before the grant of permission

Outline Consent

APPLICATION NO: **AW/43/18/OUT**

Registered: 20th February
2018

Site Address: 261 Aldwick Road Aldwick PO21 3QU

Grid Reference: 491492 99198

Description of Works: Outline application with some matters reserved for the demolition of existing dwelling & erection of two pairs of semi-detached houses & associated works.

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 22-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>

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.