

From: Jamie Brown [REDACTED]
Sent: 13 March 2015 15:33
To: Planning.Responses
Cc: Deborah Urquhart
Subject: A-10-15

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 11/03/2015

FROM: Jamie Brown **TO:** Arun District Council
FAO: Anita Gardner

SUBJECT: A/10/15/PL- 2 No. detached houses with garages

Land at West Drive, Ham Manor Estate, Angmering, West Sussex, BN16 4JF

RECOMMENDATION:



Advice

Modification

More

Information

Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £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 Local Development 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.

You will be aware that no objections were raised from the highway point of view to a smaller proposal in 2008 under application number A/14/08. This application was subsequently

refused by ADC. Another application A/56/12 was submitted and this was dissed at appeal by the Planning Inspectorate.

West Drive is a private highway not maintained by WSCC. Consequently, these comments are for your advice only.

In principle, we would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities will occur, it is considered unlikely that any adverse impacts will result from this proposal.

Any additional car parking could be accommodated on street, which should not cause a nuisance or restrict the flow of traffic. The Local Planning Authority may however wish to monitor how much on-street car parking does occur as result of this application to ascertain whether it is having an adverse affect.

On the information submitted there would appear to be no grounds to resist this application from the highway point of view.

If the LPA are minded to approve this proposal a condition securing vehicular parking and cycle parking should be included.

Jamie Brown
Strategic Planning

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