

[REDACTED]

From: David Easton
Sent: 21 December 2017 10:06
To: Planning.Responses
Cc: Ross Leal
Subject: FW: A/75/17/PL and A/155/17/PL

Could the attached please be uploaded onto A/75/17/PL and A/155/17/PL.

Many thanks,
David

From: [REDACTED]
Sent: 21 December 2017 10:03
To: David Easton
Subject: RE: A/75/17/PL and A/155/17/PL

Good Morning David

Please find attached additional comments regarding sustainability at Avenals Farm, Water Lane, Angmering.

I note that there have been newly submitted documents since my last comments and I believe our admin team are booking this in on our latest report. Comments relating to these documents will be provided separately.

Thank you

Kind regards

Jodie

Miss Jodie Wilkes | Technician, Planning Services, Economy Planning and Place, West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
Internal: 25721 | External: +44 (0)330 222 5721 | E-mail: jodie.wilkes@westsussex.gov.uk

From: [REDACTED]
Sent: 30 November 2017 16:37
To: Jodie Wilkes
Subject: A/75/17/PL and A/155/17/PL

Hi Jodie,

We have the above applications for which WSCC have previously provided comments, raising no objection in relation to the proposed developments. However, the LPA have some concerns regarding the sustainability of the sites by virtue of the absence of any pedestrian footway along Water Lane (between the site access and Dappers Lane). This would mean that pedestrians would be walking approximately 110m along water lane with no verge or footway.

The consultation responses on the above applications from WSCC make no reference to pedestrian movements to or from the site and I was hoping that you would have some additional comments concerning this matter.

Please let me know if you require any further information.

Many thanks,
David

David Easton MSc | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Internal: 37619 | External: +44 (0) 1903 737619 | E-mail: David.Easton@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk.



Save the environment - think before you print.

<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.

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 19/12/2017

FROM: Jodie Wilkes

**TO: Arun District Council
FAO: David Easton**

SUBJECT: A/155/17/OUT- Outline application with some matters reserved for 3 No. dwellings. This application may affect the setting of a Listed building & is a Departure from the Development Plan.

Additional comments required.

Avenals Barn, Water Lane, Angmering, West Sussex, BN16 4EP

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.

The Local Highways Authority has been requested to provide comments relating to the sustainability of the proposed development with regard to pedestrian movements to and from the site.

Previous to this application, the Local Highway Authority (LHA) has been consulted on application A/75/17 at this address, for the erection of 5 dwellings. The LHA gave advice relating to this and the application is yet to be decided by the Local Planning Authority (LPA.)

The LHA acknowledge two accidents have occurred in Water Lane within the vicinity of the site, one of which occurred at the access to the site. These have been attributed to driver error and are not considered to be as a result of any Highways defects.

The National Planning Policy Framework (NPPF) states that plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site. In this respect, the site is located within a reasonable walking distance of the village store and passenger transport infrastructure; however there are no footpaths present adjoining the site. The nearest footpath is 110m west of the site at Dappers Lane.

Paragraph 29 of the NPPF also states that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.

The applicant proposes to offer cycle parking to make travelling around the local area more viable and sustainable. Although the site and surrounding areas do not benefit from an

established local cycle network, the traffic calming measures present along Water Lane encourage low speeds in the area and enables cycling to be a viable alternative for shorter journeys. The main road connecting Avenals Barn to the larger urban centre is served with street lighting on the southern side of the road; this may make the option of cycling more desirable for residents although it is acknowledged that less experienced cyclists may not make use of this.

Paragraph 29 goes on to say that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. Residents of the proposed development would inevitably still be reliant upon the use of the private car for the significant majority of daily trips, however it is recognised that this is a small scale development and that the existing residents and visitors to Avenals Barn would too be operating on this basis and have done so with no known highways safety concerns.

For information relating to all other matters, please see the relevant previous responses for both A/155/17/PL and A/75/17/PL respectively.

Jodie Wilkes
Planning Services