

From: [REDACTED]
Sent: 10 January 2018 21:36
To: Planning.Responses
Cc: Deborah Urquhart
Subject: Highways Response A/155/17/OUT

Please could this Strategic Planning Response be distributed to David Easton

I have copied Deborah Urquhart into this correspondence to ensure that she is aware of issues being raised or events that are happening in her constituency.

Kind regards

Jodie

Miss Jodie Wilkes | Technician, Planning Services, Economy Planning and Place, West Sussex
County Council

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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 amended plans outline that there is a proposed formalised pedestrian access linking Avenals Farm with Weavers Hill. Weavers Hill is not served along its length with pedestrian footways however it is street lit at the junction to Cumberland Road which also provides footways for pedestrians.

The proposed pedestrian access would benefit from being integrated with the existing footway network which is present on the opposite side of Weavers Hill at the junction with Cumberland Road; this would provide a more fluid link with the existing network. However the Local Highway Authority (LHA) is required to consider the size of the development proposed and potential use of the pedestrian access which is anticipated to be infrequent as the link would be only be required for residents of Avenals Farm.

Although the proposed footway does emerge at a point that does not link with the existing network, it is considered that the bus stop present 5m south of this location currently operates on a similar arrangement and upon checking Sussex Police Collision data, has operated safely for some time.

Similarly I'm mindful that the existing pedestrian footway network on Weavers Hill promotes the use of Weavers Hill as a 'shared space' environment both north and south of the site without any safety incidents to date.

The proposed development is not considered to generate a material number of pedestrian movements at this point of the Local Highway Network over those already generated, or could potentially be generated, by the bus stop.

The LHA advises that any pedestrian access is built to a minimum of 1.5m in width. This measurement is in line with the guidance set out within The Department for Transport's Inclusive Mobility documentation. This states that 1.5m is sufficient for a wheelchair user and an ambulant person to walk side by side. This pedestrian access is advised to be surfaced with a bound material to prevent any overspill being dragged into the carriageway at Weavers Hill.

It is presumed by the LHA that the pedestrian access is to remain within private ownership and be maintained accordingly.

The presence of the bus stop would allow a further alternative to the use of a car for local journeys.

The previous comments submitted by the Local Highway Authority (LHA) are to be considered and conditions previously recommended to be applied to any permission of this application.

Jodie Wilkes
Planning Services