

[REDACTED]

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 26 June 2018 15:35
To: Planning.Responses
Cc: Derek Whittington
Subject: **Warning Active Content** RE: Planning Consultation on: BN/23/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Whittington into this correspondence to ensure that he is aware of issues or events happening in his constituency.

Many thanks

Nicola

Nicola Fry | Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

From: Mark Woodman **On Behalf Of** SU Local Development
Sent: 13 June 2018 16:35
To: CCD Planning Consultations
Subject: FW: Planning Consultation on: BN/23/18/PL

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 11 June 2018 10:03
To: SU Local Development
Subject: Planning Consultation on: BN/23/18/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: **BN/23/18/PL**

Registered: 5th June
2018

Site Address: 37 Hill Lane Barnham PO22 0BL

Grid Reference: 496077 103780

Description of Works: Redevelopment of brownfield site previously used for A1 retail to 3 No. dwellings, detached garage & associated works. This application is a Departure from the Development Plan.

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 12-JUL-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>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	26/06/2018
LOCATION:	37, Hill Lane, Barnham, West Sussex, PO20 0BL
SUBJECT:	BN/23/18/PL Redevelopment of brownfield site previously used for A1 retail to 3 No. dwellings, detached garage & associated works. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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 Strategic Planning 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.

Summary

This proposal is for the redevelopment of a brownfield site previously used for A1 retail to 3 dwellings and a detached garage block on land adjacent to 37 Hill Lane. Hill Lane is a privately maintained road; consequently these comments are for your advice only. Hill Lane meets the publically maintained highway at Yapton Road, approximately 700m from the site. Yapton Road is a B-classified road, subject to 30mph in this location.

Access and visibility

The site is accessed from an existing access onto Hill Lane. The applicant should obtain formal approval from the proprietor of Hill Lane for any access works onto the private lane. Vehicular visibility at the junction with Yapton Road appears sufficient for the vehicle speeds in this location. Furthermore an inspection of data supplied to WSCC by Sussex Police over a period of the last five years indicates that there have been no recorded injury accidents within the vicinity of the junction and therefore there is no evidence to suggest that the junction is operating unsafely or that the addition of three dwellings would exacerbate an existing safety concern.

Parking and turning

The applicant proposes to provide a total of 11 parking spaces, including 2 spaces for the existing dwelling, 2 visitor spaces, two spaces for plots 1 and 2, and three spaces for plot 3. Four parking spaces will be accommodated within the detached garage block – each garage meets the minimum internal dimensions of 3 x 6m as set out in Manual for Streets (MfS). The external parking spaces appear to meet the minimum specifications of 2.4 x 4.8m as set out in MfS. The WSCC car parking demand calculator expects that this parking provision is sufficient for a development of this size and location. A turn on site has also been provided enabling vehicles to exit the site in a forward gear.

Sustainability

The site is located within a rural setting, with limited local shops and services within walking distance - Barnham Train Station and a small parade of shops are located approximately 20 minutes walk from the site. Bus stops are located approximately 11 minutes walking distance and offer limited services. As such, it is anticipated that there will be a heavy reliance upon the private car within this location. The applicant has not proposed to provide secure and covered cycle storage; details of this can be secured via condition to encourage sustainable transport.

Conclusion

The Local Highway Authority (LHA) does not consider that this proposal would have '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 LPA is minded to approve the application, the following conditions and informative should be applied:

Conditions

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

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 to be 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.

Informative

The applicant is advised to contact the proprietor of Hill Lane to obtain formal approval to carry out the site access works on the private lane.

Nicola Fry

West Sussex County Council – Planning Services