

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 February 2017 09:23
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/69/16/PL
Attachments: image001.emz

Sent: 09 February 2017 12:19
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: BN/69/16/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 09/02/2017

FROM: Katie Kurek

TO: Arun District Council
FAO: S Davis

SUBJECT: BN/69/16/PL - 5 no. dwellings comprising 2 no. 4- bed houses, 2 no. 3- bed houses and 1 no. 3- bed bungalow, with access and ancillary works.

Land East of Toll Cottage, Lake Lane, Barnham, West Sussex, PO22 0AD

RECOMMENDATION:



Advice

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 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

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application BN/23/16 for 4 x dwellings to which no objections were raised. The current proposal is an amended scheme for 5 x dwelling consisting of 2 x 4-bedroom houses, 2 x 3-bedroom houses and 1 x 3-bedroom bungalow. The application is supported by plans, Design & Access Statement and Transport Statement. The LHA do not wish to raise any highway safety concerns of transport grounds to resist the proposal subject to advice and conditions set out in the report below.

Access & Visibility

The access design remains the same as that approved under BN/23/16, whereby the existing access position will be widened to allow two cars to pass in opposing directions and be constructed to a bell mouth design to allow for Refuse Collection vehicles to enter the site. The applicant would be required to implement these access works via a Section 278 Agreement.

As set out in previous response there is no apparent visibility issue on to Lake Lane in this location. Visibility splays of 2.4 metre by 43 metre, in line with Manual for Streets guidance for a 30 mph road, is achievable wholly within the maintainable highway.

Car Parking and Turning

Plots 1, 3, 4 and 5 will be served by a single garage each plus hardstanding space fronting this for a car. Plot 2 (bungalow) will be provided with a hardstanding driveway with depth for up to two cars. On this basis of two spaces per dwelling the WSCC car parking demand calculator envisions demand for up to 12 spaces on site, including visitor parking. It does appear, from an inspection of the site layout plan, that some visitor parking could be accommodated within each plot without effecting space required for a Refuse Collection vehicle to turn on site. Overspill visitor parking within the site would not cause a highway safety concern though a certain element of consideration on other residents parking, without obstructing internal access routes, would be present.

Revised Swept Path Analysis plans (Rev B) indicate the achievability of cars, Fire Tender and Refuse Vehicle to enter, turn on site utilising the turning head provided, and egress on to Lake Lane. The LHA do not raise any concerns in relation to access for servicing vehicles.

Public Right of Way (PROW)

Previous comments to BN/23/16 dated 25th May 2016 should be referred to with regards to the PROW footpath no. 324 running through the site:

The granting of planning permission does not authorise obstruction of, interference to or moving of any PROW; this can only be done with the prior consent of West Sussex County Council's Rights of Way team.

Safe & convenient public access is to be available at all times across the full width of the PROW. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

To this end the existing public right of way F.P.324 across the site must remain undisturbed unless and until legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of any public right of way shall be protected by being clearly demarcated, signed and fenced, as may be approved by the Local Planning Authority, throughout the course of the development. I would request this matter be secured via planning condition should the LPA be minded to grant planning consent.

The surface material used for the continuation of the FP through the south western corner of the site, where it will re-join the existing legal line, must be approved by WSCC's PROW team.

Capacity

The Transport Statement includes a Trip Rate Information Computer Systems (TRICs) assessment of predicted vehicle movements to and from Lake Lane as a result of the proposals. Interrogating relevant data the results demonstrate an expected level of two movements in the AM peak (08:00-09:00) and three movements in the PM peak (17:00-18:00). 25 additional two-way movements over the course of a day are anticipated. The LHA concurs that this increase in vehicular movements would not be considered to have a 'severe' impact on the local road network and do not wish to raise any highway capacity concerns as a result of the proposals.

Sustainability

As per previous comments each dwelling should be provided with a secure and covered cycle parking provision large enough to store two cycles per dwelling to promote sustainable modes of transport. Local grocery retail and services along with Barnham Train Station are within walking distance from the site along street lit footway links. The location provides opportunity to utilise sustainable modes of transport and not rely entirely on the private car.

Conclusion

The LHA does not consider that the proposal for 5 x dwellings 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 are minded to approve the application the following conditions should be secured:

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.

Garages

Any garage building shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

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 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.

Retention of Right of Way

The existing public right of way F.P.324 across the site shall remain undisturbed unless and until legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of any public right of way shall be protected by being clearly demarcated, signed and fenced, as may be approved by the Local Planning Authority, throughout the course of the development.

Reason: To safeguard the rights of the public.

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 plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained for their designated use.

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

Informative:

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Public Rights of Way

The applicant would be advised to contact WSCC Public Rights of Way Team (01243 642105) to agree any change in surfacing to F.P.324

Katie Kurek
Strategic Planning

Sent: 27 January 2017 16:34
To: SU Local Development
Subject: Planning Consultation on: BN/69/16/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 **BN/69/16/PL**
NO:

Registered: 26th January
 2017

Site Address: Land East of Toll Cottage Lake Lane Barnham PO22 0AD

Grid Reference: 496462 104681

Description of Works: 5 no. dwellings comprising 2 no. 4- bed houses, 2 no. 3- bed houses and 1 no. 3- bed bungalow, with access and ancillary 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 02-MAR-17.

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 [REDACTED]

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.