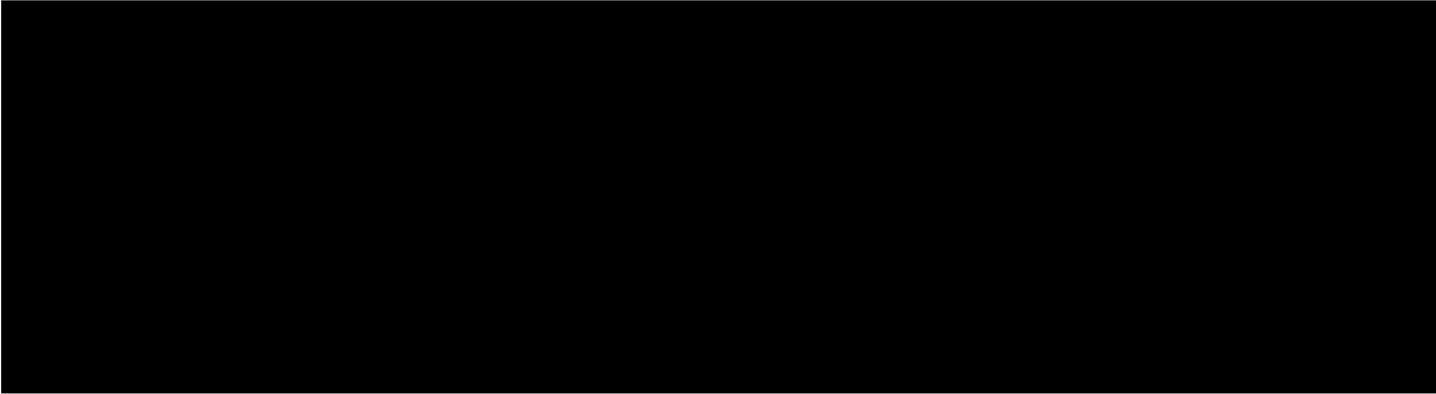




From: Katie Kurek [REDACTED]
Sent: 30 October 2017 13:44
To: Planning.Responses; Simon Davis
Cc: Derek Whittington
Subject: Planning Services Response Re-consultation EG/69/17

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.

[REDACTED]

Technician
Monitoring & Records Team – Planning Services - Economy, Planning and Place Directorate
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

[REDACTED]

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FROM: Katie Kurek

TO: Arun District Council

FAO: Simon Davis

SUBJECT: EG/69/17/PL - 4 No. live/work units, Research & Development propagation building & growing area, garden room, fuel store & greenhouse to main dwelling & formation of new access. This application is a Departure from the Development Plan. More Information

Swallowfield, Eastergate Lane, Eastergate, West Sussex, PO20 3SJ

DATE OF SITE VISIT: 02/10/2017

RECOMMENDATION:

Advice
Objection

Modification
No Objection

X

More Information
Refusal

S106 contribution total (see below for breakdown): £N/A

Summary

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), has been re-consulted on proposals for development of site to include 4 x live/ work units and a new Research & Development (R&D) building. A site visit was carried out on 2nd October 2017. On site we observed that the road was lightly trafficked with moderate speeds. The following report is based on additional information provided from the applicant along with updated plans and our observations on site.

In our latest comments dated 21st September 2017 we requested clarification on proposed road marking works and requested that a Road Safety Audit (RSA) be carried out to cover the off-site highway works. We also requested more detailed swept path analysis for both sites with clarification on refuse collection arrangements. Trip generation information for the existing horticultural nursery use was also requested along with confirmation that parking provision will remain unallocated with modifications to disabled parking bays to ensure these were a workable arrangement.

Access

An updated Transport Statement (TS) has been provided along with RSA and Designers Response covering the proposed access works. One problem was identified in the RSA as outlined below:

Problem 3.1 - Risk of vehicle collision was identified as a result of vegetation on both sides of the access roads obscuring sight lines. The Designers Response concurs with the Auditors recommendation that vegetation is removed and regularly maintained to keep the splays in perpetuity.

The LHA are satisfied that the splays are achievable and maintainable with the removal of this vegetation though the Local Planning Authority (LPA) may wish to assess this from a street scene perspective.

The WSCC Area Engineer should be contacted to discuss any requirement for the line painting of the proposed junction markings at the existing access point.

Turning

Updated and additional swept path plans have been provided demonstrating that two cars can pass in each access and turn within both sites. It has also been demonstrated that larger vehicle (Refuse Collection and Fire Appliance) can access, manoeuvre within each site and egress in a forward gear. The LHA are therefore satisfied that safe and suitable access and appropriate internal layout has been demonstrated for these larger vehicles and that the turning facilities on site are satisfactory.

Trip Generation

The number of daily trips for the existing nursery has been estimated. The busiest period for this is April-June due to the seasonal nature of the business and is estimated to generate 19 daily 2-way trips. The proposed live/work units would be anticipated to generate a limited amount of vehicle trips especially during the AM/PM peak due to an anticipated occurrence of no increase in commuter trips. The LHA therefore consider that the existing access would be suitable for the anticipated negligible increase in vehicle trips that may occur and no capacity concern is therefore raised.

The R&D building and proposed access will operate independently of the nursery and is expected to be ran by a single horticultural technician with 2 new daily trips anticipated onto the road network from the new access point.

Parking

The disabled parking bays have been amended with additional hatched spacing. The existing Swallowfield Nursery car park is to be retained and parking remain of an unallocated arrangement. The proposed new 12 spaces are considered an acceptable level for the new live/work units considering the rural location.

The single member of staff at the R&D facility will park on the internal driveway without obstructing the turning head. Considering the low level of vehicle activity anticipated by this use the LHA are satisfied with this more informal parking arrangement and consider it suitable for the proposed development.

Conclusion

In summary the LHA are satisfied that the proposed access works have been demonstrated to be safe and suitable for the development and that the anticipated level of vehicle generation is not expected to be of 'severe' increase over the existing. The proposals are therefore in line with paragraph 32 of the National Planning Policy Framework and there are no transport grounds to resist the application.

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.

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.

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.

Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 103 metres to the west and 2.4 metres by 106.8 metres to the east have been provided at both the existing and new site vehicular access onto Eastergate Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road 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.

INFORMATIVE

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the line painting works adjacent the public highway.

Katie Kurek
Planning Services