

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 11/01/2012

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: EP/137/11 - To remove the worn out metal gates to the entrances, to replace with oak gates and oak post and rail fences. The plans include soft landscaping and re-enforced grass paths for pedestrian and wheelchair access. Each gate will have a signboard "The Willowhayne" approximately 600mm x 400mm. Gates will be positioned North end of Angmering lane, North end of The Ridings, and the East end of Tamarisk Way. This application also falls within the parish of Rustington.

Willowhayne Estate Entrance Gates, North End Of The Ridings & Angmering Lane, East End Of Tamarisk Way, East Preston, West Sussex

CONSULTATION DATE: 22/12/2011

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.EP/58/11 to which no objection was raised. This application was refused as it conflicted with local visual amenities policy.

From the information submitted it is apparent that the proposal is to replace 3 sets of existing gates, as was the case with the 2011 application. Again the proposed gates all appear to be proposed in locations under the applicants' control. I would like to bring to the attention of the applicant that the proposed planting areas for The Ridings site and Angmering Lane do appear to be on land designated as public highway. The applicant would be required to contact the Costal Team Area Engineer to obtain formal permission for this planting.

It is also shown that the gates will open inwards of the site which is a requirement for gates such as these.

As we advised in 2011, the applicant would be required to provide signage remote from the highway, indicating "in" and "out" to avoid any confusion, specifically at the Angmering Way and The Ridings sites.

I have checked our available accident records for the areas and according to these there have been zero road traffic collisions at these locations in the last 3 years.

The proposed gates are replacements for existing features, as such there would be no material change to the existing situation from a highways perspective.

If the LPA are minded to approve this application a condition securing "in" and "out" signs should be included.

INFORMATIVE

The applicant is advised to contact the Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105 to obtain formal approval for the proposed planting on land designated as public highway.

Ian Hayward
Strategic Planning