

Julie Grieves

From: Dominic.Smith@westsussex.gov.uk
Sent: 09 May 2012 16:13
To: Planningecons
Subject: Re: Fw: Planning Consultation on: EP/40/12/

**WEST SUSSEX COUNTY COUNCIL
 STRATEGIC PLANNING CONSULTATION**

DATE: 9th May 2012

FROM: Dominic Smith TO: Arun District Council
FAO: P Cleveland

SUBJECT: EP/40/12

9 x flats with associated parking & amenity space following demolition of existing buildings.

115-117, Sea Road, East Preston, West Sussex, BN16 1NX

RECOMMENDATION:

Advice	Modification	More Information
Objection	No Objection	Refusal
		X

The Local Highway Authority (LHA) were consulted previously on a similar application (EP/16/11) to which no objection was raised. The application was subsequently withdrawn and the revised application seeks permission for fewer dwellings.

Although no objection had been raised previously there were a number of points indicated that required action to address including confirmation on the parking arrangement, the provision of a Road Safety Audit and detail on the access width.

The revised development no longer falls into the 'major' category, as outlined within the Road Safety Audit policy, and provision of an audit is not required.

The access has been demonstrated to have a width in excess of 4.1m for approximately the first 12m. This is sufficient to enable two cars to pass one another clear of the Highway before the access narrows to a width of 3m. Given the low generation nature of such a development, the requirement for 2 vehicles to use the access at once will be infrequent. An officer representing the Fire and Rescue Service has advised that there is sufficient access for the attendance of emergency vehicles.

It remains unclear whether the removal of garages will result in the displacement of parking and further on-street demand. Likewise, it is unclear as whether parking will be left unallocated; however, the WSCC Parking Demand Calculator would suggest that 8 spaces of unallocated parking would be required, rising to 12 should 1 space be allocated per dwelling. Consideration should be given as to whether there will be an increased demand for on-street parking facilities, however, it is not expected that the parking provision will result in a Highway safety concern given the close proximity of the site to a car park and the presence of parking restrictions.

The Highway Authority raises no objection to the proposed development and would recommend the following conditions;

Car parking

No dwelling, hereby approved, shall be occupied until the car parking spaces have been provided,

surfaced and marked out in accordance with a detailed construction plan to be submitted to and approved by the planning authority. These spaces shall thereafter be retained at all times for their designated use.

Reason – To provide car parking for the development in the interests of road safety

Cycle parking

No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.

Reason – To provide alternative travel options to the use of the car

Turning

No dwelling, hereby approved, shall be occupied until a turning area has been provided, surfaced and marked out in accordance with a detailed construction plan to be submitted to and approved by the planning authority. This turning area shall thereafter be retained at all times for their designated use.

Reason – To provide an adequate turning area in accordance with current standards.

Construction Traffic

No development, hereby approved, shall commence until an area for the storage of materials, parking for construction traffic and an appropriate turning area has been provided within the site clear of the public highway in accordance with a detailed construction plan to be submitted to and approved by the planning authority. These areas shall thereafter be retained at all times for their designated use.

Reason – To ensure that adequate space exists for the storage of materials and the provision of parking and turning for construction related traffic.

Dominic Smith
Strategic Planning

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To: **WSCC LDD (ROW/Strategic/Highways/Archaeology/Ecology)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL Town & Country Planning Act 1990 (as amended)

APPLICATION NO:	EP/40/12/	
Registered:	20th April 2012	
Site Address:	115-117 Sea Road East Preston BN16 1NX	
Grid Reference:	507113	101711
Description of Works:	9 no. flats with associated parking & amenity space following demolition of existing buildings	

The Council have received the above planning 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 24-MAY- 12.

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

10/05/2012

observations to make.

The officer dealing with this application is Mr P Cleveland who can be contacted on telephone number 01903 737631.

Thanking you in anticipation

Regards
Planning Case Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

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