**WEST SUSSEX COUNTY COUNCIL** **DATE: 13/07/2010**
**INFRASTRUCTURE CONSULTATION**

**FROM: Jamie Brown** **TO: Arun District Council**
**FAO: N. Crowther**

**SUBJECT: EP/66/10 -OUT application with some matters reserved for new chalet bungalow on land adj to St Ann**

**Land adj to, St Ann, The Street, East Preston, West Sussex**

**CONSULTATION DATE: 23/06/2010**

**RECOMMENDATION:**

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| **Advice** | X | **Modification** | | **More Information** | |
| **Objection** | | **No Objection** | | **Refusal** | |

**S106 contribution: £N/A**

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**The Highway aspect of 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.**

West Sussex County Council has been consulted on this application and considers issues of highway safety, capacity and archaeology.

**Highways**
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.

A new vehicular access is being formed onto The Street; with the existing access further to the west closed. It assumed this access will serve both properties with four parking spaces proposed. The proposed parking is in accordance with the WSCC maximum parking standards and no concerns would be raised regarding that proposed. The existing access must be physically closed upon completion of the new vehicular access with the flint wall reinstated. From an inspection of the plans there does not appear to be any visibility issue at the proposed new point of access, the stated visibility splays would appear to be achievable and I would recommend that these are secured via a condition.

The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

Cycle parking should be included however; this must be secure, covered and be capable of storing at least one cycle per bedroom of the proposed dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

To accommodate cycle parking it would be recommended that any cycle store should have minimum dimensions of 2m x 1m.

If the LPA are minded to approve this application a condition securing cycle parking, provision of the new access, closure of the existing vehicular access to the west of the site and vehicular visibility splays of 2.4 by 60 metres should be included.

**INFORAMTIVES**
**1.** The applicant is advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, PO20 6BW, (Tel no: 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

**2. INF8** West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site; areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

**Archaeology**
The application site lies within the historic core of East Preston. It is possible that medieval settlement may once have fronted The Street, and that buried archaeological remains associated with such settlement may once have existed, and still survive within the application site. Such buried remains, which may be exposed or disturbed during the course of new ground excavations for foundations of the new bungalow, should not be damaged without adequate archaeological record.

In the event of development, it would be prudent to seek to ensure that ground excavations associated with construction of the new dwelling are observed by an archaeologist, so that any buried archaeological remains exposed ad cut into may be observed and adequately investigated, recorded and reported.

**Conclusions: No objection to the proposals subject to :**

- suitable archaeological safeguards (archaeological watching brief : observation by an archaeologist of new ground excavations associated with construction of the house and landscaping works, sample investigation and recording of those features, reporting and dissemination of findings to the public and local community).

- (Ref. PPS 5, Policy HE12 and accompanying *Historic Environment Planning Practice Guide* para. 140) : **Further information required before determination of the application**: a Written Scheme of Archaeological Investigation (archaeological watching brief) is recommended to be prepared and submitted by the applicant, this Written Scheme to be referred to in a suitable planning condition (see below).

- It is recommended that provision be made through the use of a suitable planning condition for the archaeological watching brief, so that any archaeological Heritage Assets may be suitably investigated and recorded, and the findings made public.

**Planning Condition (Archaeology)**

*No ground excavations landscaping works or infrastructure works pursuant to the planning permission will commence on the site until the implementation of a programme of archaeological work in accordance with a suitable Written Scheme of Archaeological Investigation (observation of ground excavations) which has been submitted to the Local Planning Authority and agreed in writing.*

Reason **:** To ensure appropriate investigation and recording of archaeological Heritage Assets on the site during new building and landscaping works.

Policies: refer PPS 5 (Planning for the Historic Environment), esp. Policy HE12.3 and PPS 5 Practice Guide, paragraph 140; 2003 Arun District Local Plan, Policy AREA17)

**Jamie Brown**
**Local Development**