

## Bronte Welham

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**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 09 March 2018 08:20  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: EP/7/18/PL

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**On Behalf Of** CCD Planning Consultations

**Sent:** 08 March 2018 16:58  
**To:** Planning.Responses  
**Cc:** Roger Elkins  
**Subject:** RE: Planning Consultation on: EP/7/18/PL

**WEST SUSSEX COUNTY COUNCIL**  
**COUNTY HIGHWAYS CONSULTATION RESPONSE**

**DATE: 08/03/2018**

**FROM:** Katie Kurek  
**TO:** Arun District Council  
**FAO:** A Gardner

**SUBJECT:** EP/7/18/PL - Demolition of existing buildings and erection of 2 no. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats - Amendment to EP/138/17/PL.

**Land Rear of Beechlands Cottages, Beechlands Close, East Preston, West Sussex, BN16 1JT**

### **RECOMMENDATION:**

#### **Advice**

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

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**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 Planning Services 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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application EP/138/17 to which no objections were raised. The proposals were for 3 x dwellings with associated parking, alterations to existing access & relocation of staircase to flats. The application was withdrawn. This report should be read in conjunction with the LHA comments to EP/138/17 dated 27/10/17.

The current resubmission is an amended scheme for 2 x dwellings to the rear of Beechlands Cottages. Unit 2 will be provided with a single car port space plus additional space fronting this. Unit 1 will be provided with an integral car port space plus one allocated on the forecourt area. On this basis of 2 spaces being allocated per dwelling the WSCC Car Parking Demand Calculator envisions a total demand for 5 spaces. An additional visitor parking space is also demonstrated. The LHA are satisfied with the demonstrated amendments in relation to car parking quantity and layout and consider that a turn on site to exit to the public highway in a forward gear is achievable.

The LHA did not raise any highway safety or capacity concerns to the previous application for 3 x dwellings and do not wish to resist the current amended and reduced scale scheme.

*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.

*Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

*Construction plant and materials*

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

**Katie Kurek**

**County Highways, West Sussex County Council**

Sent: 19 February 2018 13:18  
To: SU Local Development  
Subject: Planning Consultation on: EP/7/18/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 NO:** EP/7/18/PL

**Registered:** 12th February  
2018

**Site Address:** Land rear of Beechlands Cottages Beechlands Close EAST  
PRESTON BN16 1JT

**Grid Reference:** 507161 102333

**Description of Works:** Demolition of existing buildings and erection of 2 no. dwellings  
with associated car ports/parking, alterations to existing access  
and relocation of staircase to flats - Amendment to  
EP/138/17/PL

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 22-MAR-18.**

You can also monitor the progress of this application through the Council web site:  
[www.arun.gov.uk/planning](http://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 Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards  
Planning Officer

consultee\_email

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

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DX 57406 Littlehampton

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