

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 December 2017 09:03
To: Planning Scanning
Subject: FW: Planning Consultation on: FG/174/17/PL
Attachments: image001.emz

From: Katie Kurek [mailto:katie.kurek@westsussex.gov.uk] **On Behalf Of** CCD Planning Consultations
Sent: 06 December 2017 12:31
To: Planning.Responses
Cc: Roger Elkins
Subject: RE: Planning Consultation on: FG/174/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 06/12/2017

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

SUBJECT: FG/174/17/PL - Demolition of existing dwelling (No. 32) & erection of 4 No. 4 bed dwellings, alterations to existing dwelling (No. 34A) with alterations to two existing accesses to form a single point of access. This application may affect the Ferring Conservation Area.

32 & 34A, Sea Lane, Ferring, West Sussex, BN12 5DY

RECOMMENDATION:

Advice

X

S106 contribution total (see below for breakdown): £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 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.

History and Context

West Sussex County Council, as the Local Highway Authority (LHA), has been consulted previously on highway matters for this location under planning applications FG/99/12 (nine dwellings), FG/123/13 (seven dwellings), FG/215/15 (two dwellings) and FG/37/16 (one dwelling). Both FG/99/12 and FG/123/13 proposed an access design which amalgamated the existing access to no. 34 with the private track that serves no. 32 to create a wider shared surface drive, with improved vehicular visibility splays.

FG/99/12 raised a highways objection with the LHA and was refused by the Local Planning Authority (LPA) for highway safety reasons. A subsequent Appeal was dismissed by the Planning Inspectorate. It is important to note the Planning Inspectorates finding in relation to Highway safety. It was concluded that the proposed would result in improved visibility (from 9 to 20 metres in the leading direction) and the amalgamation of two access points would reduce the chance for pedestrian/vehicular conflict. While visibility was not to Manual for Streets (MfS) standards the proposal would result in an overall highway safety benefit which outweighed the potential impact of increased vehicular movements being associated with the site.

FG/123/13 raised no highway objections though it was refused by the Local Planning Authority (LPA) for different policy reasons.

FG/215/15, for a reduced scheme of two dwellings, did not include an amalgamated access design and proposed to use the existing access to The Garden House without any modifications. The LHA requested further information to assess the highway merits of this scheme. However, it was refused by the LPA for different policy reasons.

FG/37/16 for single dwelling using existing access arrangements raised no highway safety concerns and was approved by the LPA.

Current Application

This most recent submission is for demolition of no. 32, alterations to existing dwelling and erection of 4 x dwellings with retention of existing no 34 (Garden House) and Meadow Cottage. A total of 6 dwellings will be served by an amalgamated access road which will provide sufficient width for two cars to pass and provide access for refuse collection and fire tender. The application is supported by plans and an updated Transport Assessment (TA).

The LHA raised no highways grounds to resist FG/123/13 for seven dwellings. The current reduced scheme is therefore not anticipated to cause a highway safety or capacity issue over the existing.

Previously the applicant was made aware of the strip of land required to facilitate visibility splays was not public highway and not within ownership of applicant (strip fronting no. 30 and no. 34). Nevertheless the principle of the improved access and visibility has been outlined as per inspector findings in unsuccessful appeal for FG/99/12. The benefit of providing an improved access point to the existing and proposed dwellings outweighs any capacity and safety concerns the LHA would have in this location.

As with previous applications suitable access and turning facilities have been demonstrated for all vehicles. The access modifications works where they meet with the public highway should be done under a licence and specification agreed with the Area Engineer.

Conclusion

In summary the layout, access, visibility and parking arrangements are comparable to that previously assessed by the LHA as acceptable from a highways safety point of view. It would therefore be difficult to substantiate that this reduced scheme would provide transport grounds to resist the application. The proposals are therefore in line with paragraph 32 of the National Planning Policy Framework.

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 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.

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 site access works on the public highway.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 16 November 2017 11:04

To: SU Local Development

Subject: Planning Consultation on: FG/174/17/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: FG/174/17/PL

Registered: 15th November
2017

Site Address: 32 & 34A Sea Lane Ferring BN12 5DY

Grid Reference: 509575 102648

Description of Works: Demolition of existing dwelling (No. 32) & erection of 4 No. 4 bed dwellings, alterations to existing dwelling (No. 34A) with alterations to two existing accesses to form a single point of access. This application may affect the Ferring Conservation Area.

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 21-DEC-17.

You can also monitor the progress of this application through the Council web site:

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 01903 737529.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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