

From: Ian Hayward [REDACTED]
Sent: 10 May 2018 12:00
To: Planning.Responses
Cc: Roger Elkins
Subject: RE: Planning Consultation on FG/64/18/DOC

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	10/05/2018
LOCATION:	44, Ferringham Lane, Ferring, West Sussex, BN12 5LU
SUBJECT:	FG/64/18/DOC Application for the discharge of conditions imposed on planning reference FG/115/17/PL relating to 5 (Transport Statement), 6 (Parking Spaces), 8 (Landscaping), 10 (Cycle Parking), 11 (Materials) & 12 (fencing, bins).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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.

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 FG/115/17/PL for 4 bungalows. The application was approved by the Local Planning Authority.

This consultation response seeks to deal with plans and details provided pertaining to conditions 5 (transport statement), 6 (Parking Spaces), 8 (Landscaping), 10 (Cycle Parking), 11 (Materials) & 12 (fencing, bins) of the aforementioned planning consent.

- 5 Prior to the commencement of development details of the proposed traffic light system to control access in and out of the site shall be submitted to and approved by the local planning authority. This should include the:

- design, location and operation of the traffic light system.
- continued maintenance and operation of the traffic light system.

Reason: In the interests of road safety and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto Ferringham Lane which could compromise highway safety in accordance with the NPPF.

As previously noted the site access point, and associated traffic control system, adjoins onto Ferringham Lane which is a private road. The Local Highways Authority therefore does not raise any concerns with regard to the system outlined within the submitted documents as they would not impact upon the maintained network.

- 6 The buildings shall not be occupied until the precise details of the layout of the parking spaces, turning facilities and garages have been submitted to and approved by the Local Planning Authority and the details so approved have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

Plan 628-11 demonstrates a mixture of hardstanding and garage parking spaces. The quantity of spaces demonstrated is in accordance with the original planning assessment of the parking needs for a development of this size in this location.

No highway safety or capacity would be raised to the plans and details provided pertaining to this condition.

- 10 The buildings hereby permitted shall not be occupied until provision for covered cycle parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of cycles in accordance with policy GEN7 of the Arun District Local Plan.

Plan 628-11 demonstrates that the proposed garages are suitably sized to accommodate cycle parking. I note a communal cycle parking facility is also to be provided opposite plot 2. These details would be considered acceptable.

No highways comments required pertaining to conditions 8 (Landscaping), 11 (Materials) & 12 (fencing, bins).

Ian Hayward
West Sussex County Council – Planning Services

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

Sent: 08 May 2018 17:49

To: SU Local Development

Subject: Planning Consultation on FG/64/18/DOC

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **FG/64/18/DOC**
NO:

Registered: 03-MAY-18

Site Address: 44 Ferringham Lane Ferring BN12 5LU

Description of Works: Application for the discharge of conditions imposed on planning reference FG/115/17/PL relating to 5 (transport statement), 6 & 8 (Landscaping) & 10 & 11 (Materials) & 12 (fencing, bins)

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 22nd May 2018.

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.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

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

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