

**Julie Grieves**

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**From:** Jamie.Brown@westsussex.gov.uk on behalf of planning.consultations@westsussex.gov.uk  
**Sent:** 03 February 2012 15:33  
**To:** Planningecons  
**Subject:** Re: Fw: Planning Consultation on: FN/56/11/

**WEST SUSSEX COUNTY COUNCIL  
 STRATEGIC PLANNING CONSULTATION**

**DATE: 01/02/2012**

**FROM: Jamie Brown**                      **TO: Arun District Council**  
**FAO: Peter Cleveland**

**SUBJECT: FN/56/11-3 x detached 5-bed houses with garages, parking and access (this application lies within the South Downs National Park Authority).**

**Land adj to, Downs Edge House, Stable Lane, Findon, West Sussex, BN14 0RR**

**CONSULTATION DATE: 09/01/2012**

**RECOMMENDATION:**

|                  |                     |                         |
|------------------|---------------------|-------------------------|
| <b>Advice</b>    | <b>Modification</b> | <b>More Information</b> |
| <b>Objection</b> | <b>No Objection</b> | <b>X      Refusal</b>   |

**S106 contribution: £N/A**

I refer to your consultation in respect of the above planning application and would provide the following comments. A site visit was conducted on the 1<sup>st</sup> February 2012.

We observed that forward visibility turning into the private estate road which serves Downs Edge House and a small number of other dwellings is acceptable. In addition visibility looking to the west and north east is also considered acceptable. The most recently available accident records have been checked and they reveal that there have been no reported RTA's within the vicinity of the existing point of access onto Stable Lane. All properties have the benefit of a turn on site facility which should ensure vehicles enter Stable Lane in the forward gear.

In terms of vehicular movements, the proposal is unlikely to result in a material increase or therefore have detrimental impact on the local highway network. Providing the proposed car parking does not exceed the WSCC Maximum Standards, no highway concerns would be raised, subject to the following condition:

**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 the maximum level of car parking for the development in accordance with the County Council car parking standards.

**Jamie Brown**  
**Strategic Planning**

Katie Kurek/SU/WSCC

To CCD Planning Consultations/WSCC@WSCC

cc

18/01/2012 15:15

Subject Fw: Planning Consultation on: FN/56/11/

----- Forwarded by Katie Kurek/SU/WSCC on 18/01/2012 15:15 -----

&lt;planningecons@arun.gov.uk&gt;

To &lt;SU.Local.Development@westsussex.gov.uk&gt;

cc

13/01/2012 18:00

Subject Planning Consultation on: FN/56/11/

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

**NOTIFICATION FROM ARUN DISTRICT COUNCIL****TOWN AND COUNTRY PLANNING ACT 1990****APPLICATION NO:** FN/56/11/**Registered:** 09-JAN-12**Site Address:** Land adj to Downs Edge House Stable Lane Findon BN14  
0RR**Grid Reference:** 512607 108831**Category:** Plan Applicat'n**Description of Works:** 3 no. detached 5 bed houses with garages, parking & access  
(this application lies within the South Downs National Park  
Authority)

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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 16-FEB- 12.**

[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 Mr P Cleveland who can be contacted on telephone number 01903 737631.

Thanking you in anticipation

Regards  
Planning Case Officer

consultee\_email

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

NLPG UPRN 100062237016

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