Karen Garner

From: Alison.Meeus@westsussex.gov.uk
Sent: 07 August 2012 09:40
To: Planning.Responses
Subject: Fw: Planning Consultation on: LU/182/12/ FAO: Peter Cleveland

Dear Peter,

Please find attached WSCC highways response to planning application LU/182/12

WEST SUSSEX COUNTY COUNCIL **DATE: 7th August 2012**
STRATEGIC PLANNING CONSULTATION

FROM: Alison Meeus **TO: Arun District Council**
FAO: Mr P Cleveland

SUBJECT: LU/182/12

Outline application for 7 residential units with associated garages, parking and access.

Land At, The Poplars, Littlehampton, West Sussex, BN17 6GZ

RECOMMENDATION:

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

S106 contribution: £n/a

West Sussex County Council (WSCC), as the Highway Authority, has been consulted on outline application LU/182/12 for 7 residential units with associated garages, parking and access. In principal WSCC raise no objections, subject to any conditions.

The proposed development of land to the north of the existing 'Poplars' residential development will be to create 7 3/4 bed houses with 18 car parking spaces and 4 visitor spaces. It is proposed to allocate 2 spaces per dwelling, 1 garaged space and one driveway space. This is in accordance with WSCC parking calculator.

The garages and car parking spaces are predominantly located all together in one block and cycle storage will be provided within each garage. Manual for Streets recommends a minimum size of 3m by 6m to be large enough for this type of use.

The existing access road is adopted highway and has a footpath either side however; this layout changes, at two access points within the development, by the markation of granite sets on the road. These formalise the change of layout from adopted standard carriageway into an unadopted shared use layout. The proposals indicate the layout of the proposed road will be in keeping with the existing development and the new roads will not be adopted as public highway. In the interests of pedestrian safety, pedestrian visibility splays of 2m x 2m should be maintained where the footway discharges onto the shared space. The local authority should also liaise with the waste authority to arrange for the methods of storing, segregating and collecting waste and that there is sufficient room for a refuse vehicle to undertake their duty.

It has been highlighted that the existing access to 'The Poplars' will be retained and enhanced however there is no indication in the application to what this might include. As the existing access is part of the

adopted highway it will be appropriate for any enhancements to be approved by our highways implementation team as part of a minor highways works license.

The development is in a sustainable location and is within easy access of local shops and amenities. Littlehampton town centre and its mainline railway station is within 2.5km and the A259 is adjacent to the site linking to bigger towns along the coast. The site is also served by a number of bus routes; and the roads surrounding the site are suitable for cycling. Footpaths within the development link into the wider footway network and provide sustainable travel alternatives on foot for local journeys and beyond.

A development of this scale would not have a material capacity impact on the operation of the highway network; and as such WSCC raise no objection to this application.

Access (details to be submitted, provided prior to first occupation)
The dwellings shall not be occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Garages
The garage buildings shall be used only as private domestic garages for the parking of vehicles and bicycles incidental to the use of the properties as dwellings and for no other purposes.
Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety and to provide alternative travel options to the use of the car in accordance with current sustainable transport policies

Vehicle parking and turning
The dwellings shall not be 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 dwelling.

Pedestrian Visibility (details to be submitted)
The dwellings shall not be occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access into 'The Poplars' in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

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 included 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.

Wheel Washing
No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.
Reason: In the interests of road safety.

Prevention of Surface Water Draining onto Public Highway
The dwellings shall not be occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.
Reason: In the interests of road safety.

Informatives

Minor Highway Works
The applicant is advised to contact the Community Highways Officer (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Private Roads
The applicant is advised that as the estate roads are to remain private/unadopted, the Highway Authority would require provisions in any s106 agreement to confirm that the estate roads would not be offered for adoption at a later date and wording included to ensure that the carriageways, footways and casual parking are properly constructed, surfaced and drained, and that the works are appropriately certified from a suitably qualified professional confirming the construction standard.

Alison Meeus
Strategic Planning

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Think sustainably. Do you have to print? Can you double side? Do you need colour?

----- Forwarded by Alison Meeus/PL/WSCC on 07/08/2012 09:38 -----

Katie Kurek/SU/WSCC

07/08/2012 09:38

To Alison Meeus/PL/WSCC@WSCC
cc
Subject Fw: Planning Consultation on: LU/182/12/

----- Forwarded by Katie Kurek/SU/WSCC on 07/08/2012 09:38 -----

<planningecons@arun.gov.uk>

23/07/2012 13:00

To <SU.Local.Development@westsussex.gov.uk>
cc
Subject Planning Consultation on: LU/182/12/

*********DO NOT CHANGE OR DELETE THIS EMAIL **********

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

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 4
- Articles 16 & 18 Consultation before the grant of permission
Outline Consent

APPLICATION NO:	**LU/182/12/**
Registered:	20th July 2012
Site Address:	Land at The Poplars Littlehampton BN17 6GZ
Grid Reference:	503985 103343
Description of Works:	Outline application for 7 residential units with associated

garages, parking and access

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 23-AUG-12.

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

Regards
Planning Officer

consultee_email

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http://www.arun.gov.uk
NLPG UPRN 100062237016
DX 57406 Littlehampton

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