

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 10 August 2020 11:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: R/117/20/OUT - Croft Works - HIGHWAYS COMMENTS 2

Hi – please can you add these comments to the file and label as ‘WSCC Highways comments – response to PC objection’

Thanks
Amy

From: Stephen Garrard [REDACTED]
Sent: 06 August 2020 08:06
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: R/117/20/OUT - Croft Works - PC objection/Highways grounds

Good Morning Amy,

Thank you for your email, I will address there points raised in this email.

My Council has considered this application and wishes to object to it on the following grounds:- (i) The proposal would result in an increased narrow and single point of access, and would also be likely to attract additional standing vehicles. This would, most certainly, interrupt adding to the aforementioned hazards for road users at this location (ii) The proposal would give rise to an increased movement of vehicles namely Mill Lane, which has restricted vision on traffic travelling southwards. This would be detrimental to the safety and free-flow of traffic to an unacceptable degree (iii) The proposal would increase the pressure for on-street parking, where there is only very minimal and insufficient parking. This would have a detrimental effect on the visual amenities and quiet enjoyment of the properties in close proximity to the site, and in part (iv) The proposal to develop this site by the erection of 4 No. Semi-Detached Chalet properties would constitute an undesirable intensification of the site, certainly, represent an over-development of the site (v) The proposal would be in conflict with the Rustington Neighbourhood Plan - Part 1, which states that the site is not adequate for safe access by service and emergency vehicles. My Council would like to request that the District Council, as the Local Planning Authority, should refuse the application on the grounds that the number of cyclists travelling southwards on the obscured narrow pathway immediately adjacent to the proposed exit from the site. This is the brow of the Mill Road Railway Bridge, and the pathway is then used as a cycle lane.

- (i) This would not be anticipated to be the case due to the existing practices of the site and as a result, the trips generated by this proposal are likely to be similar or less than the existing.
- (ii) The access point onto the publicly maintainable highway is existing, to which it serves 5+ dwellings and the current site use, the replacement of the site with 4 dwellings is not anticipated to cause and increase in trips (see point (i)) Please see my response in regards to police collision data.
- (iii) In my response I specifically say that the site is providing 3 additional spaces above the arun recommended parking demand of the site, however this is an amenity issue to be discussed by yourselves.
- (iv) Not to be considered by the LHA
- (v) Not to be considered by the LHA
- (vi) Unauthorised use of footways for cycling is a matter to be addressed by the police. For fire access I recommend consulting [REDACTED] to request comments in regards to fire mitigation measures if they deem necessary.

Hopefully this helps, If you need any more please don't hesitate to contact me.

Many Thanks.

Stephen Garrard – Planning Technician

Information Management Team, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH



Working Hours : Monday – Friday : 07:30 – 15:30