

Bronte Welham

From: Daun Johnson on behalf of Planning.Responses
Sent: 30 October 2017 08:21
To: Planning Scanning
Subject: FW: Planning Consultation on: R/172/17/HH
Attachments: image001.emz

Please upload to R/172/17/HH as consultee response

Sent: 27 October 2017 15:58
To: Planning.Responses; Mark Jones
Cc: James Walsh
Subject: RE: Planning Consultation on: R/172/17/HH

WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION

DATE: 27/10/2017

FROM: Katie Kurek
TO: Arun District Council
FAO: Mark Jones

SUBJECT: R/172/17/HH - New vehicular access.

84, Worthing Road, Rustington, West Sussex, BN16 3LL

RECOMMENDATION:



Advice

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.

Worthing Road is the B2187, a district distributor road subject to a 30 mph speed restriction in this location. From an inspection of the plans and local mapping there is no apparent visibility issue on to Worthing Road. Vehicle visibility splays are in excess of 43m, the required stopping sight distance advised for 30 mph speeds as per Manual for Streets.

The driveway is to be constructed from gravel. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Worthing Road (on land within the applicant's control; not within the publicly maintained highway).

The Block Plan shows the dropped kerb along frontage of the site being 4m in width but the dropped kerb plan shows this at 5m, an access condition would be advised to clarify details of proposed width and material details of the access. A licence for these works on to the public highway should be obtained from the Area Engineer.

Some form of pedestrian visibility splays have been demonstrated, whilst we would advise these are 2m by 2m local mapping indicates that a strip of highway verge is present between the site and back edge of footway which would also provide some of the envelope of visibility. Updated details of pedestrian visibility including highway land and applicant land, 2m by 2m where achievable, can be secured via condition.

It would appear that a street lighting pole will require relocation. These relocation works would need to be undertaken at the expense of the applicant. It is the responsibility of the applicant to liaise with the necessary parties to organise the moving of the street lighting pole. The pole will need to be relocated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover.

No highway safety or transport grounds to resist the application subject to conditions and informative:

Details Required

Access

No development shall commence until plans and details of the vehicular access serving the development (including a bound material from the back edge of the Highway boundary to prevent gravel overspill) have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

No development shall commence until such time as the street lighting column has been relocated in accordance with plans and details submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: In the interests of highway safety.

Pedestrian Visibility

No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed site vehicular access onto Worthing Road 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.

Informative:

The applicant is advised to contact the Highway Licensing team [REDACTED] to obtain formal approval from the highway authority to carry out the site access works on the public highway.

The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works.

Katie Kurek
Planning Services

Sent: 17 October 2017 10:34
To: SU Local Development
Subject: Planning Consultation on: R/172/17/HH

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

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Articles 16 & 18 Consultation before the grant of permission
Planning Permission for Works or Extension to a Dwelling

APPLICATION **R/172/17/HH**

NO:

Registered: 22nd August
2017

Site Address: 84 Worthing Road Rustington BN16 3LL

Grid Reference: 05155 03070
Description of Works: New vehicular access.

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-SEP-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.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Mark Jones who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016
DX 57406 Littlehampton

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