

Christopher Oakley  
38 Amberley Road  
Rustington  
BN16 2EF

Date: 24th July 2019

Please ask for: Richard Castro-Parker  
Tel: 01903 737643

Your Ref:

Our Ref: PAA/49/19/

Dear Sir/Madam,

### **Pre-Application Advice**

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Traffic calming measures to be placed on Amberley Road Rustington.  
Amberley Road Rustington between the junction with Glenville Ave and Merton Ave BN16

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I write regarding the above matter and your enquiry received on 26th April 2019.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

From the details submitted, I understand that you propose traffic calming measures along Amberley Road in Rustington. You have identified the following traffic calming measures that you may wish to implement:

1. Fitting of Meon wasp type speed humps
2. Building of ramps at the two junctions
3. Building of islands/pinch points at the two junctions
4. An island pinch point on the north side only of the junction with Merton Ave
5. A combination of some or all of the above

### **DESCRIPTION OF SITE**

Amberley Road is a private road within Rustington. The proposed traffic calming measures would be sited along Amberley Road in Rustington, which features detached bungalows/chalet bungalows down either side of the road.

### **DESCRIPTION OF LOCALITY**

Amberley road is set within an area of Rustington that is primarily residential and features a number of private roads with a gate at one end. The area features a variety of property style with the immediate area comprising detached bungalows/chalet bungalows.

### **PLANNING ISSUES**

The following issues have been identified for consideration.

Principle  
Design

## COMMENT ON SITE HISTORY

No previous applications or pre-app regarding traffic calming measures along Amberley Road.

**RELEVANT POLICIES** - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

SDSP2

SD SP2 Built-up Area Boundary

DDM1

D DM1 Aspects of form and design quality

DSP1

D SP1 Design

Planning Policy Guidance:

## PRINCIPLE

The site lies within the Built-up Area Boundary where, where development is acceptable in principle in accordance with Arun Local Plan Policy SD SP2 and provided it is in accordance with other policies of the Local Plan covering such issues as visual amenity/character, residential amenity and highway safety.

## THE DEVELOPMENT PLAN:

The key adopted Arun Local Plan 2011-2031 Policies consideration in the determination of this application are S DSP2, D DM1 and D SP1

It is also necessary to consider the policies of the Rustington Neighbourhood Development Plan. It is considered that there are no relevant policies with regard to this development.

## DESIGN

Arun Local Plan policy D DM1 requires that the Council have regard to certain aspects including:

(1) Character - "Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.";

(2) Appearance/attractiveness - "Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area";

(14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Furthermore, policy D SP1 Design states that:

"All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity,

adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments or allocated sites in the Development Plan, in addition to a Design and Access.

The applicant has identified a number of traffic calming measures that they may wish to implement along Amberley Road, Rustington. However they have not stipulated exactly which traffic calming measures are to be implemented. Additionally no plans showing the proposed traffic calming measure or combination of measures have been submitted with this pre-application advice. Therefore should a follow-up application be submitted a full set of plans detailing the proposed plans should be included.

Officers note that Amberley Road is Non-Adopted Highway and is therefore privately maintained. While full details of the preferred traffic calming measures haven't been provided Officers wouldn't expect them to be of a size, scale, siting and massing such that would warrant refusal. However, should a follow-up application be submitted any submitted plans, as aforementioned, will be looked at and a formal assessment made.

### **NEIGHBOUR AMENITY**

It is not considered that any traffic calming measures would have an impact on neighbour amenity.

### **HIGHWAYS TRANSPORT AND PARKING**

Amberley Road is Non-Adopted Highway and is therefore privately maintained. However, It may be that some of the proposed traffic calming measures would have an impact on a junction leading to an adopted highway (highway safety). The Council receives advice on highway matters from the Local Highway Authority which in this case is administered by the West Sussex County Council.

If you wish highway comments prior to the submission of an application the County Council's highway department offers a pre application service.

### **CONCLUSION**

Based on the above comments I conclude that, subject to the submission of plans and their assessment, were an application for planning permission submitted it would likely be approved, subject to any necessary conditions. The comments of the Highways Officer may be sought regarding highway safety and their comments could warrant refusal of the application.

### **FOLLOW UP MEETING**

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request to Arun District Council. Officers consider the submission of a planning application would be more beneficial than a follow-up meeting. With any follow-up application the relevant consultees would be consulted. In this case, while the Amberley Road is not publicly maintained it may be that some of the proposed traffic calming measures would have an impact on a junction leading to an adopted highway. No consultations would be carried out prior to or as part of any follow-up meeting. Therefore, should you request an follow-up meeting only design would be able to be assessed. Additionally, I would not be able to discuss Permitted Development matters as part of any meeting.

### **MAKING AN APPLICATION**

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

**You will need to submit the following documentation/information with your application to meet the National Validation Requirements:**

Fully completed and signed Application Form with full description of the proposal.  
Ownership Certificate and Agricultural Land Declaration  
Design and Access Statement  
Location Plan (1:1250)  
Site / Block Plan (1:500)  
Elevations/Sections (Existing and Proposed)

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents would be required, other than the plans listed in the National Validation Requirements section above. 1/1

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours faithfully



Neil Crowther  
Group Head of Planning