

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 May 2017 08:40
To: Planning Scanning
Subject: FW: Planning Consultation on: R/91/17/PL

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 12 May 2017 12:29
To: Planning.Responses
Cc: Roger Elkins
Subject: RE: Planning Consultation on: R/91/17/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 12/05/2017

FROM: Katie Kurek **TO:** Arun District Council
FAO: Mrs A Gardner

SUBJECT: R/91/17/PL - Erection of 2 No. dwellings with 2 No. detached garages.

The Spires, Springfield Close, Rustington, West Sussex, BN16 2SZ

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 Strategic Planning 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council, as the Local Highway Authority (LHA), were consulted previously under R/165/15 for part demolition of the existing house and erection of four new dwellings (5 dwellings total) to which the LHA raised no highways concerns. This was refused by the Local Planning Authority (LPA).

The current proposal is for retention of existing dwelling and erection of two new dwellings (3 total). A new access on to the private Springfield Close is proposed for plot 1 and the existing access from Cross Road, also privately maintained, will be utilised for plot 2.

As the site is accessed from private roads, not maintained at the public's expense, these comments in respect to the planning application should be taken as advice only.

From inspection of the plans and local mapping, there appears to be no apparent visibility issue at the points of access onto the private roads or at the nearest junction with the public highway. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity within the past 5 years.

Sufficient parking and turning space is shown within the confines of each plot and the applicant has stated that garages will be of sufficient dimensions to also accommodate secure and covered bicycle storage.

Sustainability

The site is situated in the residential area of East Preston with the larger Rustington and Littlehampton close by providing further facilities, amenities and retail opportunities.

Although it is likely that a reliance on the private car will occur, there are also other modes of sustainable transport available. The nearest train station of Angmering is approximately 0.7 miles north of the site and the closest bus stop is within 670m.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

INFORMATIVE

The applicant is advised to contact the proprietor of Springfield Close to obtain formal approval to carry out the site access works on the private close.

Katie Kurek

Strategic Planning

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 04 May 2017 10:34
To: SU Local Development
Subject: Planning Consultation on: R/91/17/PL

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

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015 - Articles 16 & 18 Consultation before the grant of
permission
Planning Permission

APPLICATION **R/91/17/PL**
NO:

Registered: 21st April
 2017

Site Address: The Spires Springfield Close East Preston BN16
 2SZ

Grid Reference: 506293 102088

Description of Erection of 2 No. dwellings with 2 No. detached
Works: garages

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 08-JUN-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.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

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