

Sent: 21 May 2018 08:25
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/26/18/OUT

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 18 May 2018 17:33
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: WA/26/18/OUT

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: J Baeza
FROM:	Highways, WSCC
DATE:	18 th May 2018
LOCATION:	Former Lanes End House Adjacent to, West Walberton Lane & Arundel Lane, Walberton, West Sussex, BN18 0QS
SUBJECT:	WA/26/18/OUT Outline application with all matters for 6 No detached houses with detached garages. This application is a Departure from the Development Plan.
RECOMMENDATION:	
S106 CONTRIBUTION TOTAL:	£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.

The application seeks outline consent with all matters reserved for 6 x detached houses and garages with new vehicular access from the 'C' classified Arundel Road, subject to a 30mph speed restriction in this location. The Local Highway Authority (LHA) does not wish to raise transport grounds to resist the application subject to following comments.

Access & Visibility

The indicative plans demonstrate a new shared access point from Arundel Road. This should be hardbound material to prevent gravel overspill to the public highway and a width of 4.8m to allow two cars to pass in the entrance. Demonstration of suitable access for Fire Appliance and Refuse Collection vehicles would be expected at reserved matters stage.

From an inspection of WSCC mapping a suitable level of vehicular visibility is available along Arundel Road, from 2.4m back into the centre of the proposed access point. Manual for Streets (MfS) sets out

a stopping sight distance (SSD) requirement of 43m for vehicle speeds of 30mph. In excess of this is achievable to the nearside road edge therefore the LHA are satisfied that an access in this location affords suitable visibility for the anticipated vehicle speeds.

Parking & Turning

Plot 1 and 2 each appear to have their own garage with two garage buildings provided to the east and west of plots 3-6. At this stage the number of bedrooms and habitable rooms is unknown and the LHA are unable to carry out an assessment of the proposed parking provision. The applicant should ensure that details of parking provision and layout are provided at reserved matters stage. External car parking spaces should measure a minimum of 2.4m by 4.8m and single garage spaces should measure 3m by 6m in order to be counted toward parking provision. The indicative plan appears to show sufficient space for a turn on site so that cars can exit on to Arundel Road in a forward gear. Again, this should be demonstrated at reserved matters stage along with suitable access and turning facilities for refuse collection and fire appliance access.

Sustainability

Whilst the site is served by street lit footway links with the nearest petrol station 7 minute walk distant, a wider range of amenities and services would realistically be accessed via the private car. A limited bus service runs between Arundel and Chichester. The applicant is advised to include for secure and covered bicycle storage to further promote sustainable modes of transport.

Conclusion

In summary the LHA do not consider that the principle of residential development with a new access point in this location would be detrimental to the safe operation of the nearby publically maintained road network and the proposals are therefore in line with paragraph 32 of the National Planning Policy Framework. We would require details on the following as part of a reserved matters application:

- Proposed access works including width, geometry and demonstration of suitable for all vehicles.
- Proposed parking provision and layout including suitably sized parking spaces.
- Clarification on proposed refuse collection and fire appliance access including swept path tracking where appropriate.

Katie Kurek
West Sussex County Council – Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 02 May 2018 09:05
To: SU Local Development
Subject: Planning Consultation on: WA/26/18/OUT

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 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission
Outline Consent

APPLICATION **WA/26/18/OUT**
NO:

Registered: 26th April
2018

Site Address: Former Lanes End House Adjacent to West Walberton Lane &
Arundel Lane Walberton BN18 0QS

Grid Reference: 495736 106881

Description of Outline application with all matters for 6 No detached houses
Works: with detached garages. This application is a Departure from the
Development Plan.

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 31-MAY-18.

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 J Baeza who can be contacted on telephone number 01903 737765.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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