

From: Katie Kurek [REDACTED]
Sent: 29 June 2018 13:33
To: Planning.Responses
Cc: Jacky Pendleton
Subject: RE: Planning Consultation on: Y/47/18/PL

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: S Davis
FROM:	Highways, WSCC
DATE:	29 th June 2018
LOCATION:	Land adjacent 1 - Holkham Cottages, Burndell Road, Yapton, BN18 0HP
SUBJECT:	Y/47/18/PL erection of 2 no. dwellings.
RECOMMENDATION:	ADVICE
\$106 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.

West Sussex County Council, as the Local Highway Authority (LHA), has been consulted on proposals for 2 x 2-bedroom dwellings on land east of no. 1 Holkham Cottages.

Burndell Road is 'B' classified district distributor road subject to a 30mph speed restriction in this location. The 2 x dwellings will continue the building line of the existing terraced properties. I note from local mapping that a vehicle crossover currently in place adjacent the host property. This should be closed up and the footway reinstated.

A nil car parking provision is proposed for the new houses. Under the WSCC Car Parking Standards, three car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety (nearby junction with Downview Road). We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is served by street lit footway links with local retail amenity approximately 0.1 mile walk distant. Bus services run along Burndell Road with regular routes to Chichester, Littlehampton and Bognor Regis. Barnham Train station is 1.8 mile distant and reachable via a ten minute bicycle ride. The LHA consider that there are opportunities for sustainable transport and that not all daily trips would be reliant on the private car.

No highway safety or capacity concerns to resist the application.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

INFORMATIVE

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the kerb reinstatement works on the public highway.

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Katie Kurek
West Sussex County Council – Planning Services

Sent: 26 June 2018 17:04
To: SU Local Development
Subject: Planning Consultation on: Y/47/18/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 Y/47/18/PL

NO:

Registered: 4th June
2018

Site Address: Land adjacent 1- Holkham Cottages Burndell Road Yapton
BN18 0HP

Grid Reference: 498178 103055

Description of Works: Erection of 2 no. dwellings

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 26-JUL-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 S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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