

Sandra Edwards

From: Karen Garner on behalf of Planning.Responses
Sent: 23 December 2016 11:07
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/130/16/OUT
Attachments: image001.emz

Consultation response from WSCC Planning please

Karen Garner | Technical Support Unit Assistant, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Katie Kurek [REDACTED] On Behalf Of CCD Planning Consultations
Sent: 22 December 2016 11:37
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: AL/130/16/OUT

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 22/12/2016

FROM: Katie Kurek
TO: Arun District Council
FAO: S Davis

SUBJECT: AL/130/16/OUT - Outline Application with some matters reserved for 1No. 5 person 3 bedroom bungalow, with 8No. parking spaces, bin and cycle store.

Land adjacent of, 14 St Johns Close, Westergate, Aldingbourne, PO20 3TH

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.

Summary

The proposal for 1 x 3-bedroom bungalow with 2 x car parking spaces is supported by plans, Design & Access Statement and a Parking Demand & Capacity Report. The Local Highway Authority (LHA) do not wish to raise any highway concerns or transport grounds for refusal subject to advice and conditions set out in the report below.

Content

The site is an existing informal parking area owned by the District Council. Access into the site will not be altered and is sufficient for the proposed purpose.

A Parking Demand & Capacity Report was carried out over two weekday mornings (00:30-5:00). During this time a maximum of 17 cars were parked on site. The proposals will include 8 re-provided parking spaces for nearby residents, therefore a displacement of up to 9 spaces will occur nearby on street. The car parking capacity survey assessed the volume of available on street car parking spaces to be 195 (currently at 43% capacity) in the vicinity. The LHA do not wish to raise a highway safety or capacity concern with the parking arrangements.

Two spaces will be provided for use with the new bungalow. This meets with what the WSCC Car Parking Demand Calculator envisions for a development of this size and location.

From an inspection of the plans the LHA are satisfied that the site can facilitate turning for cars and access for Fire and Refuse Vehicles is achievable.

There are a limited range of local amenities within walking distance. I would advise that secure and covered bicycle storage is included and kept in perpetuity.

Conclusion

The applicant has demonstrated that capacity for existing residents parking can be accommodated nearby on street and that access, parking and turning for the new bungalow are sufficient. 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.

If the LPA are minded to approve the application the following conditions should be secured:

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.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Katie Kurek

Strategic Planning

From: [REDACTED]

Sent: 07 December 2016 15:49

To: SU Local Development

Subject: Planning Consultation on: AL/130/16/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

AL/130/16/OUT

NO:

Registered: 6th December
2016

Site Address: Land adjacent of 14 St Johns Close Westergate
Aldingbourne PO20 3TH

Grid Reference: 500821 106947

Description of Works: Outline Application with some matters reserved
for 1No. 5 person 3 bedroom bungalow, with
8No. parking spaces, bin and cycle store

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 05-JAN-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 Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

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