

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S. Davis
FROM:	WSCC – Highway Authority
DATE:	21 January 2025
LOCATION:	Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU
SUBJECT:	AL/143/24/RES Approval of reserved matters following outline consent AL/129/21/OUT for 95 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a (desktop study undertaken – site visited at outline stage)
RECOMMENDATION:	Modifications Recommended

This is the WSCC Highways response to the above planning application seeking approval of reserved matters following outline consent AL/129/21/OUT for 95 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works.

Response.

The following matters should be addressed and shown on an amended drawing:

- The small garage sizes are not in accordance with Manual for Streets (MfS) recommended sizes. Applicant to amend.
- Tabletop area adjacent to plots 36-44 conflicting with some driveways. Applicant to see if this can be altered to remove the conflicts.
- It is recommended that another tabletop be shown adjacent to plots 77-82 to act as a speed control and entry treatment to the adjacent plots.
- The shared cycle crossing just north of the proposed pumping station and plot 26 would require users to cross on the ramp to the tabletop. Crossing needs to be adjusted to avoid the ramp.
- Recommend that path in front of plots 27-29 (and continuing past plots 15 and 16) be widened to provide for shared foot and cycle use.
- Applicant to show what controls/access treatment is/are proposed at the crossing point for existing farm track access.
- The Highway Authority recalls that the connection in the NE corner of the site was supposed to be shared foot and cycle (it is currently shown as a footway only). Applicant to amend this.
- Recommend in front of plots 6-9, 58 and 59, that a shared surface road be installed instead of tarmac.
- Appears to a lack of visitor parking throughout – particularly outside plots 34-36, 42-49 and the stretch of access road serving 49-95. Applicant to amend.

- Recommend that a path, suitable for walking and cycling, be constructed to the internal foot and cycle link adjacent to plot 1.
- Parking for plots 9, 10, 12-16, 27 and 28 and 56 looks overly generous/too high. Applicant to re-visit to see if this can be reduced.
- Parking space widths with obstructions either-side – should ideally measure 2.7m wide
- Parking space lengths (for tandem parking arrangements – should ideally measure 6.0m long per vehicle)
- It is recommended that some external cycle storage (Sheffield Stands or similar) be provided throughout the layout, particularly adjacent to the LEAP and LAP.
- NOTE - Width of some parts of the service margin would preclude adoption under S38.

Please re-consult when the above information is available, at which stage the Highway Authority will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 22 January 2025 09:41
To: Planning Scanning
Subject: FW: Response To Application Number AL/143/24/RES at Land adjacent to Woodgate Nurseries Lidsey Road AldingbournePO20 3SU
Attachments: Response_AL-143-24-1.pdf

WSCC Highways response

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From: [REDACTED]
Sent: 21 January 2025 09:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number AL/143/24/RES at Land adjacent to Woodgate Nurseries Lidsey Road AldingbournePO20 3SU

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Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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