

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Amber Willard
FROM:	WSCC - Highways Authority
DATE:	4 June 2020
LOCATION:	The Aldingbourne Country Centre Blackmill Lane Aldingbourne West Sussex PO18 0JP
SUBJECT:	AL/38/20/PL Single storey rear extension including raised terrace & new ramp.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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 Local Development 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.

This proposal is for single storey rear extension including raised terrace & new ramp. The site is located and accessed via Blackmill Lane which is an unclassified road subject to national speed limit.

There are no proposed alterations to the existing access arrangements onto Blackmill Lane. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents at the access point with Blackmill Lane. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given the small-scale nature of proposal the proposed extension is not anticipated to result in a material intensification of use.

No additional parking provision is proposed for this development. The WSCC Car Parking guidance for A3 use would expect 8 parking spaces (1 space per 5sqm) to be provided for this development. However, it is acknowledged that currently there is a pergola and decking area which appears to be currently used as an outdoor seating area for the cafe. Formalising part of this area by extending the internal cafe area would not be seen as detrimental to the highways safety in terms of parking. There also appears to be sufficient parking capacity for the multiple uses on the site. The LHA acknowledges that the cafe is also a secondary use of the site, for patrons visiting the centre for other reasons, and the extension is unlikely to generate additional specific trips to the site for the cafe use alone.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Anastasia Toleva
West Sussex County Council – Planning Services