

[REDACTED]

From: [REDACTED]
Sent: 09 May 2018 09:36
To: Planning.Responses
Cc: Derek Whittington
Subject: **Warning Active Content** Planning Services Response AL/40/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Whittington into this correspondence to ensure that he is aware of issues or events happening in his constituency.

Kind Regards,

Jayne

Jayne Colbert | Technician, Planning Services, Economy, Planning and Place Directorate, [West Sussex County Council](#)
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	09/05/2018
LOCATION:	Land adjacent to, 14 St Johns Close, Westergate, Aldingbourne, PO20 3TH
SUBJECT:	AL/40/18/PL 2 No. semi detached bungalows with associated parking & landscape.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

West Sussex County Council were previously consulted on application AL/130/16/OUT for the provision of one dwelling with 2 allocated parking spaces and 8 unallocated parking spaces on the site, to which no highway concerns were raised and the application was approved. The current submission proposes two dwellings and 6 unallocated parking spaces with 4 allocated parking spaces for the new dwellings.

The site, currently an informal off-road parking area, is accessed from St Johns Close, an unclassified road with a speed limit of 30mph in this location. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents in the vicinity of the site. There is no evidence to suggest that the road network is operating unsafely, or that the proposed new dwellings would exacerbate an existing safety concern.

The WSCC car parking calculator would envision a total of 4 parking spaces for both dwellings. By taking approximate measurements from the plans provided it appear that the parking spaces meet the minimum dimensions stated in Manual for Streets (MfS) of 2.4m x 4.8m. Plans detail 2 parking spaces will be provided per dwelling which meets the predicted, and an additional 6 unallocated parking spaces will be re-instated for the shared use of neighbouring dwellings.

This application uses the same Parking Demand & Capacity Report from the previous application that 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 6 re-provided parking spaces for nearby residents, therefore a displacement of up to 11 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.

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

The site is located approximately a 15 minute bicycle ride from Barnham train station. To encourage the use of sustainable transport methods, the LHA would advise that secure, covered bicycle storage is provided.

The LHA does not consider that the proposal for two new dwellings and parking facilities would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the LHA ask that the following conditions are met:

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.

Jayne Colbert
West Sussex County Council – Planning Services