

Sent: 05 September 2014 15:35
To: Planning.Responses
Cc: Derek Whittington
Subject: AL-45-14

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 05/09/2014

FROM: Jamie Brown

TO: Arun District Council
FAO: S. Davis

SUBJECT: AL/45/14/PL - Erection of 3 no. detached dwellings (plots 1-3 and car port serving plot 4) (Part alternative to AL/69/10 and AL/89/10)

Land Rear Of Swan Court, Pine Close, Westergate, PO20 3AE

RECOMMENDATION:



Advice

Modification

More

Information

Objection

No Objection

Refusal

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 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.

The site will utilise an existing access onto the A29 Westergate Street which is subject to a 30 mph speed limit in this location. As the site accesses onto a residential road with a speed restriction of 30mph, it would be appropriate for the development to be considered alongside Manual for Streets (MfS) guidance. Visibility splays have been provided on the attached plan, the proposed visibility splays, taken from a setback of 2.4m, are acceptable. MfS does provide some allowance for occasional on-street parking within the visibility splay and it would appear that in this area, where most properties have some sort of off-street parking facility, that there is not an extensive demand for on-street parking particularly during peak movement time.

The proposal will in essence result in an extension of Pine Close to serve the development. The access road will take the form of a 5metre wide shared surface arrangement. This is considered suitable as this will be a low speed, low traffic environment.

A total of 9 car parking spaces will be provided on site. This provision has been considered against the WSCC Parking Demand Calculator. The proposed provision does exceed the requirement generated by way of the PDC.

Refuse collection will take place from within the site. The waste collection authority should be consulted to obtain their views on the suitability of this arrangement. There has not been a swept path analysis diagram showing how a larger vehicle including a refuse vehicle can safely turn within the site. This does need to be provided.

The planning statement does consider access to services by other non-car modes. Barnham train station nearby and there are regular bus services that connect to the station, Bognor and Chichester. There are continuous footways for pedestrians along Westergate Street and whilst cyclists would have to use the carriageway, traffic conditions are not considered such to dissuade trips by this mode. Residents would have a realistic means to travel other than by the private car.

Based on the submitted information no concerns would be raised with this application from the highway point of view.

If the LPA are minded to approve this application a condition securing car parking, cycle parking and turning should be included.

Jamie Brown
Strategic Planning

Jamie Brown AMCIHT|Technician, Strategic Planning Division, Residents' Services, West Sussex County Council | Location: 2nd Floor Northleigh, County Hall, Chichester, PO19 1QT



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