

From: Naomi Hoyland [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 08 June 2017 15:25
To: Planning.Responses
Subject: FW: Planning Consultation on: AL/51/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 5th June 2017

FROM: Naomi Hoyland **TO:** Arun District Council
FAO: Mr. S. Davis

SUBJECT: AL/51/17/PL - 1 No. dwelling.

Woodgate Farm, Westergate Street, Aldingbourne, PO20 3SS

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 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, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application no. AL/20/17/HH (new vehicular access – permitted, subject to conditions) to which no objections were raised.

This proposal is for a new 3 bed dwelling at the above address. Westergate Street is an 'A' classified road with a 30mph speed limit in this location. A study of the plan establishes that the new dwelling is to be accessed from Hook Lane, a 'C' classified road with a 30mph speed limit in this location.

From inspection of plans and local mapping, there appears to be no apparent visibility issue at the proposed point of access onto Hook Lane. The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been one recorded injury accident within the vicinity, however, from an inspection of accident data it is clear that this was not due to any defect with the operation of the local road network.

A study of the plans and Design and Access Statement demonstrates that off-street parking for two vehicles will be provided as part of this proposal. This is sufficient for a dwelling of this size. A turning space is also included to allow vehicles to exit onto the carriageway in a forward gear.

The vehicle hardstanding is to be constructed using concrete block permeable paving. This is in accordance with WSCC guidance which advises against the use of gravel/shingle due to the potential for overspill onto the public highway.

The new access must be implemented under licence to a specification obtained from WSCC Highways.

The site is situated in a location served by a limited range of retail and amenities. Nonetheless, local bus stops provide links onto nearby larger towns with a wider range of retail etc. However, it is anticipated that the majority of trips will be made by car. The Design and Access Statement demonstrates that cycle storage is to be provided as part of this proposal, promoting alternative methods of sustainable travel. This should be secure and covered and be of sufficient size for the development. This can be secured via condition.

In conclusion, it is not anticipated that this proposal for one dwelling will cause a severe increase in local traffic or pose any highway safety concerns; therefore, the LHA does not wish to object. Should the LPA be minded to approve the application then the following conditions and informative should be included:

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

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.

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.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access

Informative

The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Naomi Hoyland
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 15 May 2017 10:48
To: SU Local Development
Subject: Planning Consultation on: AL/51/17/PL

To: WSCC(ROW/Strategic/Highways)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: AL/51/17/PL

Registered: 3rd May
2017

Site Address: Woodgate Farm Westergate Street Westergate Aldingbourne
PO20 3SS

Grid Reference: 493778 104359

Description of Works: 1 No. dwelling

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 15-JUN-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 01903 737874.

Regards
Planning Officer

consultee_email

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

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