

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 24 July 2019 09:33
To: Planning Scanning
Subject: FW: Response To Application Number AL/51/19/PL at Springfield and land to rear Hook Lane Aldingbourne PO20 3TE
Attachments: Response_AL-51-19-PL.pdf

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED] Visit Arun's web site at www.arun.gov.uk. P Save the environment - think before you print.

-----Original Message-----

From: planninghighways@arun.gov.uk [REDACTED]
Sent: 23 July 2019 16:25
To: Planning.Responses [REDACTED]
Subject: Response To Application Number AL/51/19/PL at Springfield and land to rear Hook Lane Aldingbourne PO20 3TE

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

Regards

Emma Avis

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	23 July 2019
LOCATION:	Springfield and land to rear Hook Lane Aldingbourne PO20 3TE
SUBJECT:	AL/51/19/PL Demolition of the existing dwelling & erection of 3 No 2-bed, 3 No 3-bed & 4 No 4-bed dwellings, access, landscaping & associated works.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	N/A

West Sussex County Council (WSCC) as the Local Highway Authority (LHA) has been consulted on the above application, with regards to any highway safety or capacity concerns.

The proposal is to demolish the existing dwelling on site, construct a new access point, internal access roadway and 10 new dwellings. 28 parking spaces are proposed, 14 bay spaces and 14 garage spaces. Refuse collection is proposed to take place on site with a turning head being provided. Visibility splays of 2.4m x 43m have been demonstrated from the access. Vehicle tracking has also been demonstrated. Trip rates have been provided of 5 two way vehicle movements in the AM peak hour and 6 in the PM peak hour. The LHA would raise no concerns to the proposals.

The Local Highway Authority does not consider that the proposal for 10 dwellings 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. The following conditions should be applied to any grant of planning consent.

Conditions

Access (Access to be provided prior to first occupation)

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 details shown on the drawing titled Proposed Site Plan and numbered 1186/SK04 Rev 01.

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to

throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Hook Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Emma Avis

West Sussex County Council – Planning Services