

From: [REDACTED]
Sent: 13 November 2014 15:49
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: AL/75/14/OUT
Attachments: image004.emz; image005.emz; image006.emz; image010.emz; image012.emz; image013.emz

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 13/11/2014

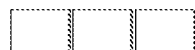
FROM: Ian Hayward
TO: Arun District Council
FAO: Mr S Davis

SUBJECT: AL/75/14/OUT - Outline application with some matters reserved for a residential development to the west of the site comprising 2 no semi detached three bed houses and 1 no detached two bed bungalow with improved access off Hook Lane with all other matters reserved.

Woodgate Farm, Westergate Street, Aldingbourne, PO20 3SS

DATE OF SITE VISIT: n/a

RECOMMENDATION:



**Advice
Information
Objection**

Modification

No Objection

More

Refusal

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 outline application seeks consent for the erection of 2 x 3 bed semi-detached dwellings and 1 x 2 bed detached bungalow. Site is currently occupied by a large 4

bed detached dwelling served with an existing point of access. It is understood that the access arrangements and principle of the development are to be considered at this stage with all other matters reserved.

In terms of highways capacity it would be difficult to substantiate that an additional 3 dwellings in this location would lead to a highway capacity issue.

The site access point is located on the southern side of Hook Lane which is a 'C' classified road subject to a 30 mph speed limit at this point. There is a small strip of highway verge which separates the edge of Hook Lane carriageway and the boundary of the site though it should be noted that the boundary treatment to the property at present is in close proximity to the edge of carriageway. It appears that a degree of on street car parking takes place on the northern side of Hook Lane at this point; this is likely associated with the adjacent convenience store. The access point is located approximately 20 metres west of the junction where Hook Lane adjoins the A29 Westergate Street. While Hook Lane is subject to a posted 30 mph speed limit, actual road speeds may be lower than this to the presence of street car parking and the proximity to the junction of Hook and Westergate Street.

A net gain of three dwellings on this site would be considered to result in an intensification of use of the existing point of access. The existing point of access is to remain in the same location however be widened to 5.0 metres. This width is considered suitable to allow opposing vehicle to pass at slow speed. From inspection of the plans provided I do hold concerns that the level of available vehicle visibility provided at this point of access is substandard. This is due to the close proximity of the boundary walling to the carriageway edge. The design and access statement states that the access will be provided with visibility splays that accord with manual for streets. No such splays have been demonstrated on the plans provided. It would be advised that splays of 2.4 x 43 metres would be required. It is difficult to ascertain by eye an accurate reflection of actual road speeds and therefore a departure from the standards stated above would require the support of a speed survey to determine the 85th percentile road speeds in this location.

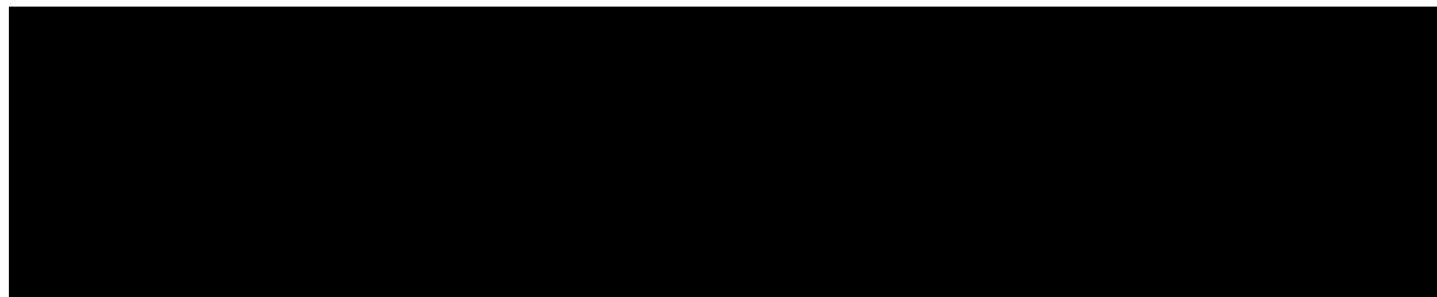
Whilst I appreciate the developments parking and turning provision would be considered under reserve matters I would provide the following advice at this stage. The site at present is provided with a turn on site facility. The applicant should ensure that the turn on site facility is not lost as a result of this proposal, even after the proposed parking layout is taken into consideration. Using the WSCC Car Parking demand calculator I would anticipate a development of this size in this location to attract the demand to park at least 9 vehicles. The plans provided do not demonstrate that a parking facility for 9 vehicles including a turn on site facility are, or could be, provided with any certainty.

The applicant should also provide secure and covered cycle parking for at least 2 cycles per dwelling.

In conclusion I would ask that the applicant demonstrate that an appropriate level of vehicular visibility can be achieved in accordance with the comments above. I'm also minded to ask for additional information demonstrating an appropriate level of vehicle parking and turning on the basis that the scale of the development is material in

determining an appropriate level of parking on site. Based on the plans provided I'm not convinced this can be achieved satisfactorily.

Ian Hayward
Strategic Planning



Sent: 27 October 2014 11:54

To: SU Local Development

Subject: Planning Consultation on: AL/75/14/OUT

To: WSCC(ROW/Strategic/Highways/Archaeology/Ecology)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 4

- Articles 16 & 18 Consultation before the grant of permission

Outline Consent

APPLICATION NO: AL/75/14/OUT

Registered: 22nd October
2014

Site Address: Woodgate Farm Westergate Street Aldingbourne PO20 3SS

Grid Reference: 493777 104358

Description of Works: Outline application with some matters reserved for a residential development to the west of the site comprising 2No semi detached three bed houses and 1No detached two bed bungalow with improved access off hook lane with all other matters reserved.

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 27-NOV-14.

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

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