

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	29 November 2019
LOCATION:	Beechfield Park Hook Lane Aldingbourne PO20 3YR
SUBJECT:	AL/91/19/PL Removal of conditons 2, 3, 4 & 5 following AL/95/86 relating to number of caravans on site, electric service lines, no works constituting development required by the condition of a site licence & existing boundary hedges retained in current form.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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 Planning Services 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.

Proposal Summary

The proposal is for the removal of conditions 2, 3, 4 & 5. The site is located on and accessed via Hook Lane which is a 'C' classified road subject to a 60 mph Speed limit.

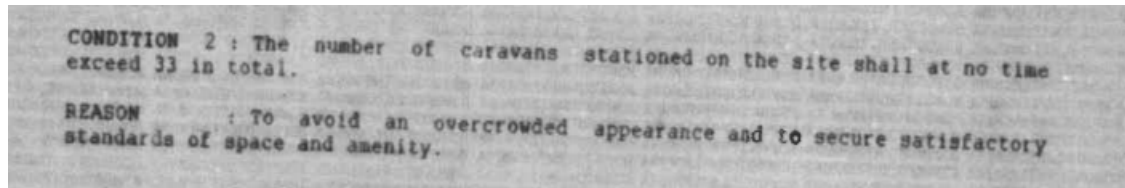
History

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications AL/95/86 (Change of use from holiday to full residential use). No overriding highways safety or capacity concerns were raised and consent was granted by the Local Planning Authority.

Removal of Conditions

This application seeks to remove conditions 2 (caravan quota), 3 (Services), 4 (development after 3 months) & 5 (Boundary Treatment planting) of the aforementioned planning consent.

No highway comments are required for conditions 3, 4 & 5.



Theoretically, on this site, the operator could replace multiple twin units with single units. While this may result in a small increase in units being provided onsite, it seems unrealistic that this would be possible in practice. It is also questionable if such a reorganisation of the site would yield an increase in which the LHA would consider a material increase in highways terms.

The LHA are satisfied that the condition can be removed, providing no material intensification of use can occur without a formal planning application being made and the LHA being re-consulted.

Stephen Garrard
West Sussex County Council – Planning Services