

ALDINGBOURNE PARISH COUNCIL

(covering the settlements of Aldingbourne, Westergate, Woodgate, Norton, Nyton & Lidsey)

**Clerk to the Council,
73 Ash Grove, Bersted, Bognor Regis West Sussex PO22 9JT**

Simon Davis
Arun District Council - Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Email: Simon.Davis@arun.gov.uk

08 January 2014

Dear Mr Davis

Re: Planning Application: AL/95/13 - Outline planning application for 3 no. detached houses with garaging at land west of Oaktrees, Fontwell Avenue - This is a Departure from the Development Plan

Following a review of the above planning application the Parish Council has NO OBJECTION in principle for the provision of small scale residential development at the above site.

The Parish Council however wishes to make the following COMMENTS for consideration.

1. The proposal is for 3no. detached houses with associated garaging. The dwellings are widely spaced to reflect the existing street scene and density of development on the west side of Fontwell Avenue. The Parish Council believes that the site can be utilised more efficiently and is capable of offering a more diverse housing mix to meet local demand. The indicative street scene submitted as part of the application would suggest that the 3/4 bed dwellings could be moved closer together to give a more continuous built edge allowing a pair of smaller bed semi-detached properties at one end. Due to the proximity and activity of the nearby scrap yard and workshops directly behind the site, to the west, the provision for a single row of dwellings fronting Fontwell Avenue is considered appropriate.
2. The northern site access appears awkward with a sharp turn into the site and should be reviewed by the local highway authority. It is noted that the visibility splay at the site entrance will result in substantial removal of the existing vegetation / hedgerow along the frontage of Fontwell Avenue. It is considered that a suitable landscape scheme of native trees and hedgerow shrubs should be implemented in the land between the internal estate road and Fontwell Avenue to replace existing vegetation to be removed, provide appropriate screening and maintain a rural edge to Fontwell Avenue.

3. Consideration should be given to extend the footpath at the northern site entrance southward along Fontwell Avenue for the length of the site to provide greater potential for pedestrian access to local shops and services at Eastergate Square. It is acknowledged that the current grass verge is quite narrow, however as much of the existing vegetation will need to be removed due to the visibility splay there is potential to install a footpath and provide replacement planting further into the site.
4. We are aware that residents at nearby Collins Close have recently petitioned West Sussex County Council to install a SID on Fontwell Avenue, supported by Eastergate and Aldingbourne Parish Council to alert drivers to the speed limit. We consider that should the development proceed an appropriate contribution should be made for a SID device or similar to discourage speeding on Fontwell Avenue in discussion with the local highway authority.

I trust that the issues raised above will be given due consideration in determination of the application.

Yours sincerely,

Rachel Cornell
Clerk to the Council