

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14-01-2014

FROM: Chris Pratt

**TO: Arun District Council
FAO: Simon Davies**

**SUBJECT: AL/95/13 - Outline planning application for 3 x detached houses with garaging -
This is a Departure from the Development Plan.**

Land west of Oaktrees, Fontwell Avenue, Aldingbourne, West Sussex, PO20 3RU

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

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.

The application seeks outline approval for the construction of 3 x 4 bedroom dwellings in Fontwell adjacent to the A29 Fontwell Avenue. This highway is classed as an A road with a speed limit of 40mph in the site's access vicinity, however a speed change to 30mph is in place further south of the site.

It is proposed for the site to create a shared access way for the 3 dwellings to utilise, extending from an existing agricultural access to the north east of the site to the south east. It is worth noting a similar private road arrangement is in place directly to the north of this site that serves 4 dwellings and the access to this application site will be served off the same existing dropped kerb. It is stated within the Design and Access Statement that access improvements are proposed and widened to 6m to safely allow for two opposing vehicles to pass each other when entering and exiting on to Fontwell Avenue. The remaining access way width can then be reduced to 4.1m to still allow for opposing vehicles to pass. A turning head is in place at the end of the road which has been shown via swept path analysis that a larger vehicle, such as a waste collection lorry, can enter and turn and subsequently exit on to Fontwell Avenue in the forward gear. However, measurements have not been shown on the submitted plan and therefore the applicant should make themselves aware of the measurements of waste collection lorries and the dimensions of the turning head required.

With regards to the access visibility, the applicant has undertaken an automatic traffic counter which also recorded the speeds in the site's access vicinity. An average 85th percentile of these speed results has been taken to calculate the required visibility splays. The outcome of this survey is stated to be 38mph northbound and 37.8mph southbound. Before formal approval by the Highway Authority can be given, we would first require the full ATC data as it does not appear to be available to view on the planning website. However, the stated visibility splays

said to be achievable is 2.4m x 70m to the north and 2.4m x 59m to the south which, going by Manual for Streets and taking in to account the speed survey data, this meets the requirements in both directions. These splays should be free from obstructions of 0.6m in height and conditioned to any planning consent.

The site is situated in a sustainable location, close to public transport links. The effect of the development in terms of traffic generation is not deemed to be a significant intensification that would result in a highway concern. The ATC undertaken recorded traffic movements within the region of 600 northbound and 500 southbound within the weekday at a peak hour. The addition of 3 dwellings is not envisaged to intensify this to an amount that would be of detriment to highway safety. As stated previously, the full ATC data will first be required to view before we can support this application.

The proposals include for the addition of a 2m wide pedestrian footway adjacent to the south of the access to provide a better crossing facility for residents and visitors. This and the access may be required to be entered in to section 278 Agreement with the Highway Authority, details of who to contact are below.

The application provides 2 off-street parking spaces within internal double garages and would also appear additional space on the driveway is available. Having checked this against WSCC's car parking demand calculator it would meet the minimum standards for a development of this size in this area. Secure and covered cycle parking is also advised to offer an alternative travel option in this sustainable location. As said previously, turning on site is achievable, allowing a car to exit on to Fontwell Avenue in the forward gear.

In principal, no concerns would be raised to this application from a highway safety perspective subject to conditions securing the access, visibility splays, parking and turning and cycle parking.

Before WSCC can support this application, we would first require the full ATC data that relates to the traffic counts and speed data as previously mentioned. Please re-consult once this is available to view online.

INFORMATIVE

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the works within the public highway. The applicant is requested to contact The Implementation Team Leader, West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RQ. (Tel no. 01243 642105).

Chris Pratt
Strategic Planning