

layout and access were being considered as part of the Outline consent. No overdriving highway concerns were raised and consent was granted by the Local Planning Authority (LPA).

This application seeks the residential redevelopment of 90 Rose Green Road, and the erection of 5 residential dwellings. The application has been made with the support of a Transport Statement (TS) Prepared by Milestone Transport Planning.

Access

Access to the site is achieved via an existing shared point of access onto Rose Green Road, which is a 'C' classified road subject to a 30 mph posted speed limit. The access currently serves 3 residential dwellings, 88, 90 & 92 Rose Green Road. The proposed will result in the access serving 7 dwellings. From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Rose Green Road. I have also checked the most recently available verified accident records, which reveals there has been no personal injury accidents associated with this point of access.

Beyond the back edge of the footway the access way is unmade and varies in width to the order of 3 – 3.6 metres. The access way widens to 4.8 metres 25 metres within the site. While 3 – 3.6 metres is not considered wide enough for opposing vehicles to pass consideration is given that the access does operate on a shared basis at present. While vehicle passing may not be achievable the access way could be used on a shared surface basis to accommodate a vehicle and pedestrian.

The TS makes reference to a TRICS assessment conducted as part of AW/363/15/OUT. It details that the revised scheme, including one additional dwelling, would not result in a significant increase in trip generation compared to the approved scheme. The LHA would be minded to agree with this assessment. Once again given the existing use of the access and modest increase in activity anticipated the LHA would be minded to conclude that it would be difficult to substantiate that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.

It is noted that the existing dropped crossing does not fully align with the extent of the existing access way. The TS notes that this access alignment matter can be secured via planning condition. This would improve right turn movements into and left turn movements out of the site. These access widening works would need to be implemented under licence to a specification obtained from WSCC highways. In implementing these works a no right turn street sign and street lighting column would need to be relocated, this would need to be done at the expense of the applicant.

Parking

Each dwelling will be provided with a garage parking provision and on curtilage hardstanding. An additional 4 visitor car parking spaces will be provided, a total of 14 spaces within the site. WSCC guidance states that garages should have internal measurements of 3 x 6 metres to be considered allocated car parking spaces. I note that the garages for plots 1, 2 and 5 do not meet this guidance; I am unable to assess the garage size of plot 4. While in principle the LHA accept that an adequate

quantity of parking can be accommodated on site this would require a slight modification to the internal dimensions of garages at plots 1, 2 and 5. It would then be considered that the quantity of parking on site would be acceptable to meet the anticipated demand.

In the interests of sustainability each dwelling should be provided with a secure and covered cycle parking facility large enough to store two cycles. It should be noted that garages of 3 x 6 metres internally would be considered adequately sized to provide this function and mitigate the need for independent cycle storage.

Service & Refuse Collection

Appendix 2 of the TS demonstrates how a fire tender can access and turn within the site layout. This plan would be considered acceptable. Previously it was established that refuse collection was to take place from within the site. Consultation with the Waste Collection Authority should be undertaken to assess if the proposed site layout is acceptable for such collection. It would be beneficial to have the means of waste collection clarified prior to determination.

Construction Management Plan

A site set up plan for construction has been provided detailing that all storage and parking requirements will be contained within the site. I would ask for one amendment whereby any reversing movements out of the site during the construction process are undertaken with a banksman. These details should be secured via condition in the interest of highway safety and local amenity.

Sustainability

The dwellings are proposed in a location where residents would have the choice to walk, cycle or use public transport as an alternative mode of travel to the private car.

Conclusion

In conclusion the LHA would consider this application difficult to resist from a highway safety and capacity perspective. The LHA would however request that the LPA ensure all garages have internal dimension of 3 x 6 metres in order to be considered adequately sized allocated car parking spaces. Matters pertaining to refuse collection should also be clarified.

If the LPA are minded to grant planning consent the following conditions and informative note would be advised:

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development and widening of the vehicle crossover has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

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.

Garages

The garage building(s) shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Informative:

Minor Highway Works

The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway and to organise the relocation of a street lighting column and road sign.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 14 July 2017 08:48

To: SU Local Development

Subject: Planning Consultation on: AW/138/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

**Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: AW/138/17/PL

Registered: 13th July
2017

Site Address: 90 Rose Green Road Aldwick PO21 3EQ

Grid Reference: 490233 99370

Description of Works: Demolition of existing dwelling & outbuildings & erection of 5 No. dwellings. This application affects the setting of listed buildings.

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 17-AUG-17.

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 [REDACTED]

Regards
Planning Officer

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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