

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	22/11/2018
LOCATION:	261, Aldwick Road, Aldwick, Bognor Regis, PO21 3QU
SUBJECT:	AW/279/18/RES Application for approval of reserved matters following outline approval AW/43/18/OUT for the demolition of existing dwelling & erection of two pairs of semi-detached houses & associated works.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ 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 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AW/43/18/OUT seeking outline consent with all matters reserved other than that of access for the demolition of 261 Aldwick Road, Aldwick and erection of two pairs of semi-detached houses & associated works.

No highways concerns were raised to the access arrangements as sought under AW/43/18/OUT, the application was subsequently approved. This application seeks approval of the matters reserved, Appearance, Landscaping, Layout & Scale.

The proposed layout incorporates two hardstanding car parking spaces for each dwelling, with two additional unallocated car parking spaces for visitor/overflow parking. This quantum of car parking would be considered appropriate to meet the needs of a development of this size in this location.

The internal access ways are of a suitable geometry to allow residents to turn on site with the use of a multi-point manoeuvre.

No overriding highways concerns would be raised to the plans and details provided pertaining to the matters reserved.

If the Local Planning Authority is minded to grant planning consent the following conditions would be advised:

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.

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 contractor 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.

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.

Wheel Washing

No development shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of road safety.

Ian Hayward
West Sussex County Council – Planning Services