

[REDACTED]

From: Jodie Wilkes [REDACTED]
Sent: 12 September 2017 16:43
To: Planning.Responses
Cc: Gary Markwell
Subject: Highways Response LU/249/17/PL

Please could this Strategic Planning Response be distributed to Mrs A Gardner

I have copied Gary Markwell into this correspondence to ensure that he is aware of issues being raised or events that are happening in his constituency.

Kind regards
Jodie

Jodie Wilkes | Technician, Planning Services, Economy Planning and Place, West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1OT
[REDACTED]

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

FROM: Jodie Wilkes TO: Arun District Council
FAO: Mrs A Gardner

SUBJECT: LU/249/17/PL- Demolition of the existing bungalow & redevelopment of the site with 5 No. detached houses. This application is a Departure from the Development Plan.

Directors Cottage, Toddington Lane, Wick, Littlehampton, West Sussex, BN17 7PP

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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 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.

Access and Parking

There are no initial concerns with the indicative layout. The accesses are to measure 3m each in width, this is considered suitable as this will be a low speed, low traffic environment. The parking allocation is in accordance with the demand from the WSCC PDC (Parking Demand Calculator). From checking this and based on the proposed mix and tenure of the dwellings, the car parking provision is anticipated to satisfy the likely demands. Garage spaces measure 3m x 6m in accordance with WSCC specifications.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. Other properties closer to Mill Lane have similar arrangements and are operating with no known highways safety concerns.

Secure covered cycle parking has been proposed for this development- this too is advised to be sealed via planning condition should permission be granted.

The dropped crossings must be implemented under licence to a specification obtained from WSCC Highways.

Refuse and recycling will be collected roadside. The applicant should approach the Waste and Recycling disposal authorities to organise these arrangements.

Visibility

The speed limit on Toddington Lane is 30mph therefore manual for streets standards can be adopted for SSD (Stopping Sight Distances) and splays of 2.4 x 43m would be required at these accesses. The splays appear to be achievable wholly within the Highway Boundary, therefore visibility splays will be required to be conditioned alongside any permission of this application and maintained to below a height of 0.6m above the carriageway height.

Construction

Matters relating to access during the construction of the proposed would need to be agreed prior to any works commencing. Vehicular access to the site is possible only from Toddington Lane. A comprehensive construction management plan would be sought through condition should permission be granted. The construction management plan should amongst other

things set out how deliveries are to be managed along Toddington Lane in light of the carriageway width and presence of other vulnerable road users.

Sustainability and Capacity

The site is located within a highly residential area in Wick. Bus services are present in Mill Lane to the West and further South along Toddington Lane. These are not wholly linked between the site with pedestrian footways and street lighting- therefore may be undesirable for some pedestrians. Cycle parking allows an alternative to the use of a car to reach shops and amenities. A large Morrisons is present off of the A284 a 13 minute walk from the site.

The proposal will bring minor intensification to this area; however it is not anticipated to be a material difference to the existing vehicular movements in this area. There will be no loss of on street parking through this proposal and adequate parking has been proposed for the development to ensure a minimum impact on the surrounding area.

Conclusion

The LHA does not consider that the proposal would have a '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. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Conditions

Visibility (details required)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43m metres have been provided at the proposed site vehicular access onto Toddington Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Access closure (prior to first occupation)

No part of the development shall be first occupied until such time as the existing vehicular access onto Toddington Lane has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Access (details approved, access provided prior to first occupation)

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

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.

Informative

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Jodie Wilkes
Planning Services