

[REDACTED]

From: Jamie Brown [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 16 May 2014 15:18
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: WA/21/14/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 12/05/2014

FROM: Jamie Brown

TO: Arun District Council
FAO: Anita Gardner

SUBJECT: WA/21/14/PL - Demolition of garage and workshops and erection of 6 No 3 bed dwellings, alterations to access, parking and incidental sheds for cycle storage. This application affects the character and appearance of the Walberton Village Conservation Area.

Turnpike Motors, The Street, Walberton, West Sussex, BN18 0PG

RECOMMENDATION:

☐☐☐☐

X

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Advice

Modification

More

Information

Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £N/A

I refer to your consultation in respect of the above planning application and would provide the following comments.

The site is situated within Walberton village centre. It is proposed that the existing access on to The Street is utilised. As the site accesses onto a residential road with a speed restriction of 30mph, it would be appropriate for the development to be considered alongside Manual for Streets (MfS) guidance. The proposed visibility splays, taken from a setback of 2.4m, appears acceptable. MfS does provide some allowance for occasional on-street parking within the visibility splay and it would appear that in this area, where most properties have some sort of off-street parking facility, that there is not an extensive demand for on-street parking particularly during peak movement time.

The site is within close proximity of a bus stop with frequent services to Littlehampton Tesco and Rustington Sainsburys. Although the site does not benefit from an established local cycle network, the local roads low speeds enable cycling to be a viable alternative for shorter journeys. The main roads connecting Walberton to the larger urban centres tend to be relatively narrow and unlit, appealing more to experienced and confident cyclists. There are continuous footways for pedestrians along the site frontage and although cyclists have to use the carriageway; traffic conditions are not considered such to dissuade trips by this mode. Residents would have a realistic means to travel other than by the private car.

A total of 12 car parking spaces will be provided on site. This provision has been considered against the WSCC Parking Demand Calculator. The proposed provision does exceed the requirement generated by way of the PDC. In terms of parking layout there is sufficient space within the site for vehicles to turn and enter the highway in the forward gear.

The site is recognised as having a permitted use as a garage and workshop. In considering the change of use the potential vehicle movements from the permitted use is a material consideration. In light of the scale of the permitted and proposed development, it is not considered that traffic generation would significantly vary between the two. It is not considered that this proposal could be resisted on the basis of traffic generation.

No highway objection would be raised subject to the following conditions:

Car parking space

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

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

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.

Jamie Brown
Strategic Planning

Jamie Brown AMCIHT|Technician, Strategic Planning Division, Communities and Infrastructure, West Sussex County Council | Location: 2nd Floor Northleigh, County Hall, Chichester, PO19 1QT



From: Jodie Wilkes **On Behalf Of** SU Local Development
Sent: 25 April 2014 16:46
To: CCD Planning Consultations
Subject: FW: Planning Consultation on: WA/21/14/PL

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 24 April 2014 15:35
To: SU Local Development
Subject: Planning Consultation on: WA/21/14/PL

To: **WSSC(ROW/Strategic/Highways/Archaeology/Ecology)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: WA/21/14/PL

Registered: 24th April
2014

Site Address: Turnpike Motors The Street Walberton BN18 0PG

Grid Reference: 97050 06045

Description of Works: Demolition of garage and workshops and erection of 6 No 3 bed dwellings, alterations to access, parking and incidental sheds for cycle storage. This application affects the character and appearance of the Walberton Village Conservation Area.

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 29-MAY-14.

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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

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