WD/2018/2608/MAO - UPPER HORSELUNGES, PARK ROAD, HELLINGLY, BN27 1PA

Summary of Proposal Major Application - Outline application for:-
OUTLINE APPLICATION FOR 10 FLATS

Hellingly Parish Council accepts the principle of redeveloping this property and the construction of a number of small flats for which there is at present a need in the Parish. For this reason it supported the application that came before the Council in November 2019. However the Parish Council did have two concerns namely the proximity of the buildings to the road shown on the indicative layout plan submitted in November last and the width of Park Road

This is an outline application with all matters save as to access reserved. However the indicative layout submitted in support of the present application still shows the eastern boundary of the block of flats within a metre or so of the edge of the carriage way. The executive summary of the officer report refers to this

In order to accommodate the concerns of the Committee regarding the proximity of the units to the road the application has reduced the quantum of development by one unit to 10 (to give a net gain of 9) to facilitate this (albeit the indicative details do not show a set back for the northern block the southern unit being removed).

Presumably in line with the comments of both the Parish Council and the previous recommendation of this committee in November 2019 the block will be set further back into the property when the final layout is approved. In this way when the building is set back further from the road it should be possible to meet the requirements of condition 4, second bullet point, to provide

Improved pedestrian linkages at the site access with new footways provided on the west side of Park Road to the north and south of the site.

linking both this site and the larger Burfield Grange development to Union Corner and the junction with the A271

The Councils second concern however has not at present been addressed. Park Road from the junction with the A271 to beyond the junction with the spur road serving the new primary school has an average width of 5.4 metres with a footway and cycle path on one side only. The road was never designed to take the volume of the traffic now proposed namely the 700 new dwellings now being built out as part of the Core strategy allocation and the further 1200 more homes envisaged in the now withdrawn 2019 Local Plan. The manual for streets stipulates a minimum carriage width of 6 metres for a bus route. Park Road is intended to be a primary bus route to serve all of these new developments. The Parish Council believes that there is the opportunity with this development to widen the first stretch of Park Road thereby improving the safety and accessibility for both all existing and new users and has urged the County council to adopt its suggestion. The Parish Council may even be willing to use part of the CIL receipts to which it will receive from developments in the vicinity to part fund the improvements. Therefore in recommending this application for approval I would ask this committee also to add its support to the wish of the Parish Council to see Park Road improved and to urge the County Council to investigate further with the relevant land owners and the Parish Council the possibility of widening the Road

David G White
Hellingly Ward Member
21.04.20