

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	29 July 2020
LOCATION:	74-76 Canada Road Arundel BN18 9HY
SUBJECT:	AB/63/20/DOC Approval of details reserved by condition imposed under ref AB/60/17/PL relating to Condition Nos 3 - materials & finishes, 4 - site set up, 7 - vehicular access onto Canada Road, 8 - vehicular access and 9 - surface water drainage.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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.

Site Background

The proposal is for the discharge of conditions 3, 4, 7, 8 & 9 (AB/60/17).

The site is located on and accessed via Canada Road an unclassified road subject to a 20-mph Speed limit.

Discharge of Conditions

This application seeks to discharge conditions 3, 4, & 9 of the planning consent, these are not to be considered by the Local Highways Authority (LHA).

The following planning conditions are to be considered by the LHA.

Summary of Conditions

7 No part of the development shall be first occupied until such time as the existing vehicular access onto Canada Road 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 in accordance with policy GEN12 of Arun District Local Plan.

The applicant proposes to close the existing access, returning it to its existing status. The LHA are happy with these details.

8 No part of the development shall be first occupied until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

It is noted that the plan is annotated to demonstrate a 13.8 metre VCO. The LHA provide the following comments

The Local Planning Authority and the applicant should be mindful that the WSCC Highways Area Office, who is responsible for the issuing of VCO Licenses, do not wish to see VCO's measuring over 6.4 metres in this location due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. While this is not a highways safety issue the LHA wish that good planning practices are kept and as such, no planning application is permitted where it cannot be implemented. As a result, the LHA advises the applicant to reduce the VCO to 6.4 metres maximum.

The LHA requests the applicant modifies the plans to reflect the above comments.

Stephen Garrard
West Sussex County Council – Planning Services