WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: S Davis
FROM:	Highways, WSCC
DATE:	13th November 2018
LOCATION:	Land West of, Fontwell Avenue, Eastergate, PO20 3RU
SUBJECT:	AL/117/18/PL Variation of conditions 2, 6, 7 & 8 imposed under AL/122/17/PL relating to the substitution of plan BP/LP RevC with SP01 RevB (proposed site plan).
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.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), has been consulted on variation of conditions 2, 6, 7 and 8 of permission AL/122/17 (2 x dwellings on plot 2).

The variation of condition relates to the substitution of Site Plan BP/LP RevC with SP01 RevB to allow for revisions to vehicle access and turning as approved under AL/136/17 whereby a second access to the south was permitted to allow an in/out arrangement and omit the need for a turning head.

Under AL/136/17 vehicular visibility splays of 2.4m by 59m were provided from the centre of the proposed southern access, extending to the nearside carriageway edge. As per previous comments these splays were considered suitable and in line with recorded vehicle speeds. Splays of 2.4m by 54m to the centre line in either direction have been provided on the amended site plan. This is not in line with the access approved under AL/136/17. Splays of 2.4m by 59m should be demonstrated from both access points and in both the north and south directions; these should not pass through third party land and should extend to the nearside carriageway edge.

The previously approved footway link and pedestrian crossing (tactile paving) points have also not been satisfactorily demonstrated on the revised site plan.

Please ask the applicant to amend the plan ensuring that visibility splays, within the red edge of the site and publically maintained highway, are accurately plotted as per comments above and that the approved footway link is also represented.

Katie Kurek
West Sussex County Council – Planning Services