

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	17 August 2020
LOCATION:	68 Arundel Road Littlehampton BN16 4LL
SUBJECT:	A/113/20/DOC Approval of details reserved by condition imposed under ref A/161/18/RES relating to Condition Nos 3 - vehicular access and 4 - pedestrian visibility splays.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

This application seeks discharge of Conditions 3 and 4 of approved A/161/18/RES for erection of two semi-detached dwellings.

Condition 3 - Vehicular access

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

The provided plan indicates that the access width will be approximately 6.2m wide at the edge of the carriageway, which meets WSCC standards. The internal access-way will be 4.5m wide to enable two vehicles to pass at slow speed. The LHA is satisfied with the proposed access plan. The LPA are advised to ensure that the access is constructed as per the plan prior to discharging the condition.

Condition 4 - Pedestrian Visibility

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Arundel Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

The provided plans indicate that pedestrian visibility splays of 2 x 2m will be provided each side of the access and boundary treatments will be maintained to a maximum height of 0.6m. The LHA is satisfied with the proposed splays. The LPA are advised to ensure that the splays are constructed as per the plan prior to discharging the condition.

Conclusion

The LHA is satisfied with the details provided in regard to conditions 3 and 4. The LPA is advised to ensure that the access and pedestrian visibility splays are constructed in accordance with the plan prior to discharging the condition.

Nicola Fry
West Sussex County Council – Planning Services