

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	18 February 2021
LOCATION:	Car park adjacent to The Royal Oak Public House, Chichester Road, Bognor Regis, PO21 5JF
SUBJECT:	BE/10/21/PL Retention perimeter post & rail fence to the back edge of road side verge with gated access from Chichester Road & North Bersted Street. This application may affect the setting of a listed building & the site is in CIL Zone 4 (Zero Rated) as other development.
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 Strategic Planning 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 proposal is for the retention of a perimeter fence with gated accesses. This application is part retrospective, with the works having been commenced on 15/12/2020. The site is located on Chichester Road, a B-classified road subject to a speed restriction of 30 mph in this location.

The applicant proposes a perimeter fence along the back edge of the roadside verge of Chichester Road and North Bersted Street. From inspection of local mapping, the fence line will not encroach into the maintained highway boundary.

In addition, the fence does not appear to obstruct vehicular visibility at the two existing accesses onto Chichester Road and North Bersted Street. Regarding the gated accesses, the gates are situated in locations whereby vehicles can pull in off the highway and wait whilst the gates are in operation.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services