

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	16 December 2019
LOCATION:	29 Westfield Bognor Regis PO22 9HE
SUBJECT:	BE/117/19/HH Drop kerb to front of property with works to existing wall.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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.

Proposal Summary

The proposal is for the installation of a Vehicle Crossover (VCO). The application site is located on Rowan Way a publicly maintained 'C' classified road subject to a 30 mph speed limit.

Access

The applicant proposes to implement a 5.2-metre VCO. While the Local Highways Authority (LHA) raise in principle no highways safety concerns, we observe that the access would benefit from the lowering of the 'outer' wall (closest to Rowans Way) to a maximum of 0.6 metres in height for 2 metres from the eastern side of the access point. This would provide adequate visibility of pedestrians from vehicles entering the access point from Rowan Way.

We appreciate that the Local Planning Authority (LPA) can secure such amendments via planning condition. However, given recent changes to the National Planning Policy Framework (NPPF) ideally the applicant should resolve these matters prior to determination.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

Stephen Garrard
West Sussex County Council – Planning Services