

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 05/01/2012

FROM: Ian Hayward

**TO: Arun District Council
FAO: Katherine Rawlins**

SUBJECT: BE/129/11 - Proposed gate development

Poplars Park, Frensham Avenue, Shripney Road, Bognor Regis, West Sussex, PO22 9SZ

CONSULTATION DATE: 04/01/2012

RECOMMENDATION:

**Advice
Objection**

X

**Modification
No Objection**

**More Information
Refusal**

S106 contribution: £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 Local Development 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.

This development seeks to erect a gate on Frensham Avenue in Bersted for controlled access to and from the Poplars mobile home park. Frensham Avenue is an unclassified road and from the plans supplied it appears to be under the control of the applicant.

The gates will be open inwards of the site and be set back approximately 30 metres from the public highway. We would consider this set back distance appropriate to allow 5 cars to be removed from the public highway while the gates are opened.

From inspection of the plans there appears to be no apparent visibility issue at the point of access from Frensham Lane onto Shripney Road, which is the closest adopted highway. I have also checked the most recently available verified accident records, which reveals there have been two personal injury accidents in the vicinity of the existing point of access. However these were not due to the road layout and with this proposal not resulting in an intensification of use of the access, I would not consider this to be of detriment to highway safety.

If the LPA are minded to approve this application a condition securing the gate should be applied.

**Strategic Planning
Ian Hayward**