

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	21 May 2019
LOCATION:	The Cottage Shripney Road Bognor Regis PO22 9PA
SUBJECT:	BE/58/19/RES Application for approval of reserved matters following outline permission BE/63/17/OUT & variation of condition BE/131/18/PL for replacement dwelling at the southern end of site (Phase 1).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£N/A

The Local Highway Authority (LHA) has previously been consulted on this site. Planning consent for outline planning permission has been granted, for the access points under planning reference BE/63/17/OUT.

The proposed site plan (drawing no: 004 Rev D) states a 'New Access point'. However it is assumed this is an error and the access will remain in the same position as the existing access under the previous planning consent and will just be upgraded to a cross over point from the highway constructed to WSCC standards? If this is the case then the LHA would raise no concern to this application.

If the location of the access is changing and this is a new access point then further information will be required to support the relocation and any effect this may have on the neighbouring access points.

Subject to the access remaining in exactly the same position the LHA would raise no concerns. If gates are being installed these should be set back from the highway to allow a vehicle entering the site to wait clear of the highway, while they are being operated. Also no boundary treatment above 600mm should be installed at the access point to obstruct pedestrian visibility and the visibility of a vehicle leaving the site to see pedestrians. The following informative and conditions should be added to any grant of planning consent.

Conditions

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Pedestrian Visibility (details required)

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 Shripney 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.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Emma Avis

West Sussex County Council – Planning Services