

[REDACTED]

From: [REDACTED]
Sent: 04 September 2018 09:18
To: Planning.Responses
Cc: Francis Oppler
Subject: Planning Services Response BE/74/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Oppler into this correspondence to ensure that he is aware of issues or events happening in his constituency.

Kind Regards,

Jayne

Jayne Colbert | Assistant Planner, Planning and Transport Policy, Planning Services, Economy, Planning and Place Directorate,
West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	04/09/2018
LOCATION:	1, Finch Gardens, Bersted, PO22 9EQ
SUBJECT:	BE/74/18/PL Erection of 1 No. attached dwelling. Further comments.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☒ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

West Sussex County Council, in its role as the Local Highway Authority (LHA), was previously consulted on this application where additional information was requested regarding the extent of the dropped kerb.

Access

The applicant has now shown the extent of the proposed dropped kerb. As the proposed dropped kerb is greater than the maximum width of 6.4m the local area office were consulted and have provided the following comments:

We only permit a total access width of 6.4m maximum (7kerbs). The site appears to be served by an existing 4.5m access and therefore we would normally permit an extension of this to 6.4m. An access across the whole frontage would appear to be around 11 kerbs (approx. 10m).

The lamp column would need to be moved to accommodate the access directly at the front of the existing property. Given the existence of crossings serving the neighbouring properties, I can't see a suitable alternative location that would be within the WSCC lighting design standards.

From the above comments it would appear unlikely that a license for the vehicle cross-over (VCO) works would be permitted with the proposed layout. The LHA would advise the applicant to consider a modification to the proposed access.

Conclusion

The applicant should provide a scaled plan demonstrating a modified access to reflect the local area offices' comments. Once this additional information has been provided, the LHA should be re-consulted.

Jayne Colbert
West Sussex County Council – Planning Services