

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	20 October 2020
LOCATION:	Babsham Business Park Babsham Lane Bognor Regis PO21 5EL
SUBJECT:	BE/92/20/DOC Approval of details reserved by condition imposed under ref BE/89/19/PL relating to Condition Nos 2 - car parking spaces, 3 - acoustic assessment, 4 - mitigation & remedial strategy for reptiles, 11 - access road, 12 - bat boxes and 13 - dust control.
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 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.

This application seeks discharge of conditions 2, 3, 4, 11, 12 and 13. Conditions 3, 4, 12 and 13 are non-highway related therefore comments will not be provided.

Condition 2: Car Parking

Within three months from the date the decision is issued the plans and details of the car parking spaces should be submitted to and approved in writing by the Local Planning Authority and constructed in accordance with approved plans and details. These spaces shall thereafter be retained at all times for their designated use.

The applicant has demonstrated 8 vehicle parking spaces on site, each space meets minimum specifications as set out in Manual for Streets. There appears to be space for vehicles to turn on site and exit in a forward gear.

Condition 11: Access road

A scheme to show improvements to, and a management plan for, the access road between the site and the adopted highway boundary shall be submitted to the Local Planning Authority within 3 months of the date of the permission. The approved details shall be implemented within 3 months of the approval by the Local Planning Authority. The access road shall be retained in perpetuity in accordance with the management plan.

As this condition covers the internal access road up until the adopted highway boundary, the LHA's comments are for advice only. The internal access way width will remain the same, but will be constructed from concrete, this will prevent loose material from over-spilling onto the public highway and reduce dust. Mapping indicates that part of the access into the site, within the public highway will remain 'unmade'. The applicant may wish to consider extending the concrete surfacing up until the made surface of the public highway, this would need to be constructed under licence from the Area Office.

Conclusion

In conclusion, the LHA is satisfied that conditions 2 and 11 can be discharged. As stated above, the applicant may wish to surface the unmade section of the public highway within the access, to WSCC standards.

Nicola Fry
West Sussex County Council – Planning Services