

[REDACTED]

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 26 June 2018 13:28
To: Planning.Responses
Cc: Ashvin Patel
Subject: **Warning Active Content** RE: Planning Consultation on: BR/122/18/HH

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

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

Many thanks

Nicola

Nicola Fry | Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

From: Mark Woodman **On Behalf Of** SU Local Development
Sent: 06 June 2018 15:27
To: CCD Planning Consultations
Subject: FW: Planning Consultation on: BR/122/18/HH

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 05 June 2018 10:20
To: SU Local Development
Subject: Planning Consultation on: BR/122/18/HH

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015
- Articles 16 & 18 Consultation before the grant of permission
Planning Permission for Works or Extension to a Dwelling

**APPLICATION
NO:**

BR/122/18/HH

Registered:

31st May
2018

Site Address:

69 Nyewood Lane Bognor Regis PO21 2SD

Grid Reference:

492651 99051

**Description of
Works:**

Vehicle crossover & creation of gravel topped hardstanding.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 05-JUL-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Pat Aird who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Pat Aird
FROM:	Highways, WSCC
DATE:	26/06/2018
LOCATION:	69, Nyewood Lane, Bognor Regis, West Sussex, PO21 2SD
SUBJECT:	BR/122/18/HH Vehicle crossover & creation of gravel topped hardstanding.
DATE OF SITE VISIT:	N/A
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.

Summary

This proposal is for the creation of a vehicular crossover (VCO) and access for parking in the front garden. The site is located on Nyewood Lane, a C-classified road subject to a speed limit of 30mph.

Access and visibility

The site does not currently benefit from a vehicular crossover or off-street parking. The proposed VCO is approximately 3m wide at the kerb edge. A licence would be required for the proposed VCO and must be constructed to a specification agreed with the Local Highways Engineer.

The applicant has not provided vehicular visibility splays for the proposed access. Nyewood Lane is subject to 30mph, and due to the presence of on-street parking, vehicles are not anticipated to be exceeding the posted speed limit within the vicinity. As such, the LHA would expect that vehicular visibility at a 2m X distance at this site is sufficient for the anticipated road speeds. Furthermore, an inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity of the site and there is no evidence to suggest that a VCO in this location would exacerbate an existing safety concern.

Considering the footway traffic along Nyewood Lane, there would be a benefit for the applicant to provide pedestrian visibility splays. Pedestrian visibility splays should be taken 2m back into the access and a distance measured along the back of the footway for 2m on each side of the access. There should be no obstructions over 0.6m within these splays. The site appears to have sufficient space along the east boundary to provide a pedestrian visibility splay of 2 x 2m to the north of the proposed access. The LHA note that to the south of the proposed access, there is insufficient space to accommodate the desired pedestrian visibility splay, however the LHA acknowledge that the garden wall to the south boundary is currently 0.9m in height and would advise that this is reduced to a maximum height of 0.6m for the first 2m back into the site. This is to allow pedestrian visibility

as set out in Manual for Streets (MfS); 0.6m represents the height of a child that could be utilising the footway.

Parking and turning

The application form indicates that one parking space is proposed for the dwelling. Manual for Streets sets out minimum specifications per parking space of 2.4 x 4.8m. The proposed plans indicate that the parking area will be 4 x 8m (excluding the proposed landscaped area to the south of the parking area).

A turn on site would be preferred although clearly there is insufficient space to accommodate this. However other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA is minded to approve the application, the following conditions and informative should be secured:

Condition

Pedestrian Visibility (details required)

No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed site vehicular access onto Nyewood Lane 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/>

Nicola Fry

West Sussex County Council – Planning Services