

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	1 June 2021
LOCATION:	To rear of 94 - 100 Hook Lane Bognor Regis PO22 8AT
SUBJECT:	BR/124/21/OUT Outline application with all matters reserved except for access for demolition of existing bungalow to form new access and residential development of 6 No. chalet houses. This application affects the setting of the Upper Bognor Road & Mead Lane Conservation area.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	Advice / No Objection
S106 CONTRIBUTION TOTAL:	

The Local Highway Authority (LHA) has been consulted on the above application, with regards to any highway safety or capacity concerns.

The application is for outline planning permission with all matters reserved, except access for demolition of the existing bungalow and construction of a new access road to serve up to 6 chalet houses.

The access is shown on drawing no: 2.01 rev P4 as being 4.8m wide, this will allow two standard cars to pass. This is acceptable for this level of development. It is noted a turning head is shown on the site plan, the LHA would assume this means refuse collection will take place from within the site. If this is the case tracking will need to be provided at Reserved Matters stage to demonstrate that a refuse vehicle can enter, turn on site and exit the access safely in forward gear. It appears that there is currently one parking space outside the property which will be lost with the installation of the proposed access. There are double yellow lines on the opposite side of the road to stop parking occurring, so it's not expected that parking will restrict access movements to or from the site.

The Local Highway Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Emma Avis (MCIHT) – Transport Planner
West Sussex County Council – Planning Services