

Iris Osbourne

From: Julie Grieves on behalf of Planning.Responses
Sent: 28 June 2013 16:11
To: Planning Scanning; Amanda Scholes
Subject: FW: Fw: Planning Consultation on: BR/135/13/

From: Jamie.Brown@westsussex.gov.uk [mailto:Jamie.Brown@westsussex.gov.uk] **On Behalf Of** planning.consultations@westsussex.gov.uk
Sent: 28 June 2013 15:43
To: Planning.Responses
Cc: Ann.Rapnik@westsussex.gov.uk
Subject: Re: Fw: Planning Consultation on: BR/135/13/

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 25/06/2013

FROM: Jamie Brown **TO: Arun District Council**
FAO: S. Leeson

SUBJECT: BR/135/13-Application for OUT Plan permission with some Matters Reserved for demolition of existing buildings & the construction of 7 x 3-bed houses including 3 x terraced houses & 4 x s-detached houses plus ancillary works (resubmission following BR/288/12).

Land to Rear of 6, Ockley Road, Bognor Regis, West Sussex, PO21 2HW

CONSULTATION DATE: 31/05/2013

RECOMMENDATION:

Advice	X	Modification	More Information
Objection		No Objection	Refusal

S106 contribution: £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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

WSCC was previously consulted on this site for the erection of 26 one bedroom apartments with a zero car parking facility (PE/00341/08). In summary it was determined that the principle of this application was acceptable for a highways perspective however it was considered by the LPA that this proposal would constitute overdevelopment of the site. Following this application there was a smaller application at the site for the construction of 8 x 3-bed houses, including 6 x terraced and 2 x semi-detached houses. This application was withdrawn from consideration in February 2013.

The latest proposal incorporates modifications to address previous planning related issues. Access to the site will take place via an existing private access drive which adjoins the public highway at a junction with Ockley Road, which is unclassified and subject to a 30 mph speed limit. The point of access is located on the outside of a bend in Ockley Road and it was observed on site that visibility to the north is acceptable. Visibility to the south can potentially be restricted due to on street car parking however the alignment of the carriageway is favourable as the road bends towards the east allowing for an appropriate level of vehicular visibility.

The access drive at the point of access with Ockley Drive scales to approximately 7 metres which is wide enough for two vehicles to pass and re-pass without waiting occurring on the public highway. The access drive narrows to 3.0 metres approximately 32 metres away from the public highway with the access drive itself scaling at 4.5 metres in-between. It would be recommended that the width of the drive itself is increased to 5 metres where achievable to allow for safer passing of vehicles at slow speed.

The site already generates a level of vehicular movements with its existing use as a car sales and repair facility. The site was previously used as a vehicle maintenance yard in association with the Gas Board, which again would have had the potential to generate a number of vehicular movements. No details have been provided as to the level of vehicular movements that this site currently has the potential to generate. However a proposal for of this type of development dwellings on the site would not be considered to give rise to a highway capacity issue when considering the existing use of the site and the character of the surrounding area.

In terms of servicing of the new development, the constraints of the site do not permit the formation of a standard dimensioned turning head arrangement; hence a refuse or delivery vehicle may have to reverse either into or out of the site. Advice within Manual for Streets does suggest that a refuse vehicle should reverse no more than 12 metres, but longer distance may be considered providing the route is straight and free from obstructions. The proposed access way would seem to meet this requirement, although it would seem appropriate for the waste collection authority to comment directly on this matter. It is noted that the waster carry distance for plot 6 to the bin storage area is approximately 40 metres; this is 10 metres more than the recommended guidance in Manual for Streets.

From the information supplied there would be no concerns raised to this application from the Highways Authority.

If the LPA are minded to grant planning consent the previous conditions from BR/288/12 should be applied.

Jamie Brown
Strategic Planning

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town and Country Planning (Development Management Procedure) (England) Order 2010
(as amended) - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: BR/135/13/

Registered: 31st May 2013

Site Address: Land to rear of 6 Ockley Road Ockley Road Bognor Regis PO21
2HW

Grid Reference: 93180 99200

Description of Works: Application for Outline Planning Permission with Some Matters
Reserved for the demolition of existing buildings and the
construction of 7 No. three bedroom houses, including 3 No.
terraced houses and 4 No. semi-detached houses plus ancillary
works (resubmission following BR/288/12/)

The Council have received the above planning 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 11-JUL-13.**

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.

The officer dealing with this application is Mrs S Leeson who can be contacted on telephone
number 01903 737769.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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DX 57406 Littlehampton

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