

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	Highways, WSCC
DATE:	04/09/2020
LOCATION:	41-47 Pevensey Road, Bognor Regis, PO21 5NY
SUBJECT:	BR/188/20/DOC Approval of details reserved by condition imposed under ref APP/C3810/W/19/3230749 (BR/229/17/PL relating to Condition Nos 5 - surface water drainage, 6 - discharge flows to watercourses, 8 - materials & finishes, 9 - landscaping, 10 - boundary treatments, 11 - refuse/waste storage space/collection, 12 - pedestrian visibility splays, 14 - covered & secure cycle parking and 15 - electric vehicle charging.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice, More Information
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 Strategic Planning 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 proposal seeks the approval of details secured by conditions 5, 6, 8, 9, 10, 11, 12, 14, 15 imposed under approved BR/229/17/PL. The site is located on Pevensey Road, an unclassified residential road subject to a speed restriction of 20 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided comments regarding highway matters for this site under application BR/229/17/PL, raising no objections.

Condition 5 – Surface Water Drainage

No highway comments

Condition 6 – Discharge Flows to Watercourse

No highway comments

Condition 8 – Materials and Finishes

No highway comments

Condition 9 – Landscaping

No highway comments

Condition 10 – Boundary Treatments

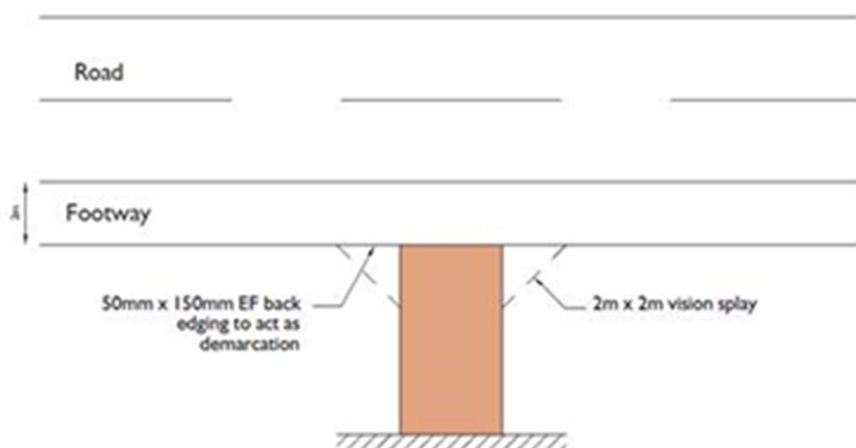
No highway comments

Condition 11 – Refuse/Waste Storage Space

No highway comments

Condition 12 – Pedestrian Visibility Splays

The applicant has demonstrated pedestrian visibility splays for the proposed access. However, these have not been drawn to standard. For pedestrian visibility, there should be splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footway for 2m on each side of the viewpoint. The below diagram shows a dropped kerb style crossing with a clear 2m by 2m area either side for pedestrian visibility.



Please request the applicant to have these redrawn to this standard.

Condition 13 – Covered and Secure Cycle Parking

The applicant has demonstrated the locations for secure and covered cycle parking provision on the submitted site plan.

The LHA is satisfied that Condition 13 can be discharged.

Condition 15 – Electric Vehicle Charging

No highway comments

Kyran Schneider
West Sussex County Council – Planning Services