

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	1 October 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
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 for this application, dated 04/09/2020, requesting additional information in regards to Condition 12. The applicant has submitted an amended plan; consequently, the LHA can provide an updated response:

Condition 12 – Pedestrian Visibility Splays

The applicant has demonstrated pedestrian visibility splays for the proposed access, in accordance with WSCC standards, following a request to do so in the LHAs previous response. Therefore, the LHA are satisfied that Condition 12 can be discharged.

Kyran Schneider
West Sussex County Council – Planning Services