

[REDACTED]

From: Katie Kurek [REDACTED]
Sent: 05 June 2018 15:15
To: Planning.Responses
Cc: David X Edwards
Subject: RE: Please find attached amendment on planning application Ref: BR/229/17/PL

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: S Davis
FROM:	Highways, WSCC
DATE:	5 th June 2018
LOCATION:	Land to rear of 41 - 47, Pevensey Road, Bognor Regis, West Sussex, PO21 5NY
SUBJECT:	BR/229/17/PL Erection of 3 No. dwellings, 1 No. detached garage, parking & alterations to existing access & driveway (resubmission following BR/200/16/PL).
RECOMMENDATION:	
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 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.

West Sussex County Council, as the Local Highway Authority (LHA), has been re-consulted on proposals for residential development to the rear of 41-47 Pevensey Road. The scheme has been reduced in scale from 4 x dwellings to 3 x dwellings with garage building and alterations to existing access and driveway.

The LHA did not raise any highway safety or capacity concerns to the proposed scheme for 4 x dwellings. The reduced scale scheme is anticipated to result in less vehicular movements to and from the site. Each dwelling will still be allocated with two car parking spaces with an additional four spaces for visitor/ overspill parking.

The applicant has demonstrated that the amended internal layout can still accommodate a fire appliance turning on site to exit onto Pevensey Road in a forward gear. Previous comments to access and visibility should be referred to, and conditions advised therein.

Pedestrian Visibility

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the site vehicular access onto Pevensey Road in accordance with the approved plan. 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.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

The applicant is advised to contact the Highways Officer covering the respective area (01243 642105) to arrange for an Access Protection Line (APL) to be extended across the existing dropped kerb access point on to Pevensey Road.

Katie Kurek

West Sussex County Council – Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 31 May 2018 11:50
To: SU Local Development
Subject: Please find attached amendment on planning application Ref: BR/229/17/PL

To: **WSSC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: BR/229/17/PL

Registered: 08-SEP-17
Site Address: Land to rear of 41 - 47 Pevensey Road Bognor Regis PO21 5NY

Grid Reference:

Category: Plan Applicat'n

Description of Works: Erection of 3 No. dwellings, 1 No. detached garage, parking & alterations to existing access & driveway (resubmission following BR/200/16/PL).

I am able to inform you that I have received an amendment to the above application dated 29th May 2018 relating to:- amended plans & documents/significant local interest

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 5th July 2018.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Thanking you in anticipation

Planning Case Officer

pmac21_email

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

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