

From: Naomi Hoyland [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 10 April 2017 17:10
To: Planning.Responses
Cc: Francis Oppler
Subject: RE: Planning Consultation on: BR/80/17/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 10th April 2017

FROM: Naomi Hoyland **TO:** Arun District Council
FAO: Mr. S. Davis

SUBJECT: BR/80/17/PL - 1No. detached two bed bungalow. Resubmission of BR/163/16/PL.

Land East of Pumping Station, Highcroft Close, Bognor Regis, PO22 8DS

RECOMMENDATION:

☒☐☐☐☐☐

Advice
Information
Objection

Modification

More

No Objection

Refusal

S106 contribution total (see below for breakdown): £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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application no. BR/163/16/PL to which no objections were raised to the principle of the application, which was subsequently withdrawn.

Summary

This current proposal is a resubmission for a two bed detached bungalow with off-street parking in Highcroft Close, a 'D' classified low traffic no-through road with a 30mph speed limit in this location. The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents within the immediate vicinity and there is no evidence to suggest that the local road network is operating unsafely, or that this proposal would exacerbate an existing safety concern.

Content

The proposed site is located entirely within publicly maintained highway. The LHA would not have any highway safety concerns with this proposal, however, in order for the land to be incorporated into the site, the highway rights would need to be formally removed by way of a Stopping Up Order. This would be subject to a separate process administered by the Department for Transport's National Casework Team. The LHA along with other statutory undertakers and interested parties would be consultees in this process. There is also no guarantee that this process would be successful. The LHA is clear that any attempt to enclose the land without permission can be subject to enforcement action. The Local Area Engineer's views have been sought and I shall forward his comments onto the LPA (Local Planning Authority) as soon as they have been received.

The application form states that off-street parking for up to 2 vehicles will be provided. A study of the block plan demonstrates that there appears to be insufficient space on-site for two vehicles to park. Whilst this does not necessarily pose a highway safety concern, there could be an amenity issue that the LPA may wish to consider.

The dropped crossing must be implemented under licence to a specification obtained from WSCC Highways.

The access is located adjacent to the pumping station boundary wall resulting in limited pedestrian visibility for a car exiting the back edge of the footway. However, Manual for Streets 2 (MfS2) para 10.6.1 states that "*vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted*".

The site is located in an urban area with a limited range of local retail and other amenities within walking distance. There are bus stops nearby providing links onto nearby towns and villages and Bognor Regis Train Station is approx. 1 mile away. It is acknowledged that cycle storage is to be provided as part of the proposal. This should be secure and covered and can be secured via condition.

Conclusion

In conclusion, the LHA does not wish to object to this proposal from a highway safety point of view. However, for the development to take place the stopping up order would need to be approved as part of the separate process described above. Should the LPA be minded to approve the application then the following condition and informatives should be included:

Details Required:

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for method of access, all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

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.

Details Approved:

Access (details approved, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Informative:

The applicant is advised to contact the Department for Transport in order to commence the "Stopping Up" process under Section 247 of the Town and Country Planning Act.

Informative:

The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Naomi Hoyland
Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 20 March 2017 11:18

To: SU Local Development

Subject: Planning Consultation on: BR/80/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION BR/80/17/PL

NO:

Registered: 15th March
2017

Site Address: Land East of Pumping Station High Croft Close Bognor Regis
PO22 8DS

Grid Reference: 494228 100121

Description of Works: 1No. detached two bed bungalow. Resubmission of
BR/163/16/PL

The Council have received the above 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 20-APR-17.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

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