

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	12 June 2020
LOCATION:	Gladwyn, The Street, Littlehampton, BN16 1HT
SUBJECT:	EP/62/20/DOC Approval of details reserved by condition imposed under ref EP/179/18/PL relating to Condition Nos 3 - surface water drainage, 4 - visibility splays, 5 - car parking & turning arrangements, 6 - covered & secure cycle parking, 7 - materials & finishes, hard & soft landscaping and 10 - existing wall to south.
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 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.

This application seeks discharge of conditions 3 - surface water drainage, 4 - visibility splays, 5 - car parking & turning arrangements, 6 - covered & secure cycle parking, 7 - materials & finishes, hard & soft landscaping and 10 - existing wall to south.

The LHA will provide Highways comments on Conditions 4, 5 and 6.

Condition 4 - Visibility Splays

No part of the development shall be first occupied until visibility splays have been provided at the proposed site vehicular access onto The Street in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

The submitted Block Plan indicates that splays of 2.4m x 43m will be achievable in both directions at the site access, following repositioning of the wall. The LHA is satisfied with the proposed visibility splays. The LPA is advised to ensure that splays are provided in accordance with the plan prior to discharging the condition.

Condition 5 - Parking and turning

No part of the development shall be first occupied until the car parking and turning arrangements have been constructed in accordance with plans and details submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designed purpose as allocated car parking spaces.

The provided plans indicate that 9 parking spaces will be provided on site. Each space meets minimum specifications of 2.4 x 4.8m in accordance with Manual for Streets. There appears to be sufficient space to the rear of eight of the parking spaces to enable vehicles to turn on site and exit in a forward gear. The LHA would request that the 9th parking space (the northern-most of the four spaces to the east) be re-sited further south to enable a vehicle to access and exit the

proposed parking space - this may involve re-siting the adjacent eastern parking spaces.

Condition 6 - Secure and covered cycle storage

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

The proposed plans indicate that each dwelling will be provided with a garden shed for secure and covered cycle storage. Each shed will be 2.4 x 1.8m which is anticipated to provide sufficient cycle storage for the dwellings. The LHA is satisfied that this condition can be discharged.

Conclusion

From the details provided, the HA is satisfied that Condition 6 can be discharged. The LPA is advised that visibility splays should be provided in accordance with the approved plan prior to discharging Condition 4. With regard to Condition 5, the LHA would also request that the 9th parking space is re-sited further south to enable a vehicle to enter and exit sufficiently.

Nicola Fry
West Sussex County Council – Planning Services