

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 06/12/2011

FROM: Jamie Brown

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: FP/179/11-Demolition of existing dwelling & outbuildings and erection of 6 x apartments with associated parking & landscape (re-submission followinf FP/182/10)

30, Limmer Lane, Bognor Regis, West Sussex, PO22 7ET

CONSULTATION DATE: 05/10/2011

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

You will be aware that WSCC commented previously on an application at this site in January 2011 under application number FP/182/11 to which further information was requested with regard to vehicular visibility.

This latest scheme is a reduction in unit numbers over the previous proposal; however, there is still no further information with regard to visibility splays. There is a bend in the road and a brick pillar to the east of the site which restricts visibility to and from the site entrance and every effort should be made to enhance visibility at the site entrance to compensate for these features. The site entrance should preferably allow two vehicles to pass each other safely to avoid the need for vehicles to wait on Limmer Lane.

We would require the applicant to undertake a speed survey in order to ascertain the required level of visibility which will be required. We would apply Manual for Streets standards for visibility splays in this location.

The requests above should be passed onto the applicant and WSCC re-consulted when the information is provided.

**Jamie Brown
Strategic Planning**