

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 31/11/2011

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mrs S Leeson**

SUBJECT: FP/209/11/DOC - Application for approval of details reserved by conditions 2, 4 and 5 imposed under FP/206/08 (WSCC was NOT consulted).

7, The Crescent, Felpham, West Sussex

CONSULTATION DATE: 14/11/2011

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.

A site visit was conducted for this planning application on 01/12/2011.

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

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.FP/122/08, to which no objections were raised. This application was similar to the application in question (FP/206/08) and as such WSCC Strategic Planning was not consulted however the recommendations from FP/122/08 were applied. Included in these comments was the recommendation for vehicular and pedestrian visibility conditions.

FP/206/08 Condition 2 – Regarding schedule of materials and finishes to be used for external walls and roofs of the proposed building.

The discharge of condition 2 has no implications towards highways matters and I note from Arun District Council website this condition has already been discharged.

FP/206/08 Condition 4 – Provision of pedestrian visibility splays on each side of the access 2 metres by 2 metres onto The Crescent where the splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

FP/206/08 Condition 5 – Provision of vehicular visibility splays on each side of the access 2.4 metres by 43 metres onto The Crescent where the splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

From the plans supplied with this application in conjunction with the plans supplied for application FP/206/08 it can be seen that the proposed property will not have a boundary wall abutting the pedestrian footway onto The Crescent. As such there will be no obstructions of

either the vehicular or pedestrian visibility splays. I would not consider the boundary wall for 7 The Crescent to be of detriment to highway safety as it also does not seem to obstruct pedestrian or vehicular visibility splays. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of this proposed point of access since the 2008 applications were made.

On the site visit that was conducted on 01/12/2011 it was observed that construction work has begun on this development. It was also observed that The Crescent is lightly trafficked in respect of vehicular and pedestrian movements. Both pedestrian and vehicular visibility also seemed to be appropriate and meet the terms of the conditions set.

From the observations made at this site visit in conjunction with the information supplied with this application there would be no concerns raised by the discharge of conditions 4 and 5.

Ian Hayward
Strategic Planning