

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	20 November 2020
LOCATION:	Pipers Croft 6 The Loop Bognor Regis PO22 7ND
SUBJECT:	FP/212/20/OUT Outline application with all matters reserved for 1 No. 4 bed detached dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

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

Site Background

The proposal is for the outline application for 1 no. 4 bed dwelling with all matters reserved.

This application site is located on a private road, located a considerable distance from any publicly maintainable highway network and would not be considered to generate an impact here.

Reserved Matters Stage

At the reserved matter stage, the Local Highways Authority (LHA) would wish to see,

- *Vehicle and Cycle Parking Layout* –

The applicant should be aware that for the LHA to consider vehicle parking spaces towards the parking provision of the dwelling they should measure no less than 2.4 x 4.8 metres.

A turn on site is preferred where possible. This should allow all spaces to be accessed. The LHA considers 6 metres to the rear of any parking space adequate to perform such a manoeuvre.

However, the above would be considered an amenity issue and is to be determined by the LPA.

Cycle storage shall be provided in accordance with Manual for Streets (MfS) and WSSC guidance for covered, lockable storage.

Vehicular access for fire appliances should be available within 45m of the furthest point of each dwelling.

The smallest carriageway width for fire appliance access is 3.7m, with the potential to reduce to 2.75m over short distances supplying enough operating space (3.7m) is available within 45m as above. This is to ensure fire appliances do not have the need to reverse more than 20m.

The applicant is advised to contact FRSWaterandAccess@westsussex.gov.uk to discuss any other potential issues.

The applicant should be aware that they may need to demonstrate that a fire appliance can access, operate and turn on site in an emergency in order to meet building regulations; mitigation measures such as the installation of sprinklers should this not be achievable.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Stephen Garrard
West Sussex County Council – Planning Services