

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	2 July 2020
LOCATION:	26 Links Avenue Bognor Regis PO22 7BX
SUBJECT:	FP/81/20/HH Installation of a dropped kerb/crossover.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	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.

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

Site Background

The proposal is for construction of a Vehicle Crossover (VCO) and the construction of a hardstanding area.

The Local Highways Authority (LHA) has viewed the submitted plans and documents, taking a view that the applicant has not submitted clear enough details to assist in the LHA's recommendation for the Local Planning Authority (LPA). The LHA has provided comments below outlining the issues. These amendments will allow the LHA to make a thorough decision on highways safety grounds.

The LHA wishes to outline the issues that will need addressing before a formal recommendation can be made to the Local Planning Authority (LPA). This list will be followed with more detail below.

- Access - VCO
- Parking - Hardstanding area

Access

It is noted that the plan is annotated to demonstrate a 7.1 metre VCO.

The Local Planning Authority and the applicant should be mindful that the WSCC Highways Area Office, who is responsible for the issuing of VCO Licenses, do not wish to see VCO's measuring over 6.4 metres in this location due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. While

this is not a highways safety issue the LHA wish that good planning practices are kept and as such, no planning application is permitted where it cannot be implemented. As a result, the LHA advises the applicant to reduce the VCO to 6.4 metres maximum.

Parking

The applicant has not provided the dimensions of the parking area as described in the Design and Access Statement (D&A). The LHA requests the applicant provides such details following the below guidance.

The applicant should also note that the plans should demonstrate the location of the bay window and include a 2-metre exclusion zone abutting the front door to avoid obstruction for emergency access.

For the LHA and MfS to consider parking spaces towards the provision of a site they must first meet the minimum requirements of,

- Single bay parking space or carport - 2.4 x 4.8 metres,
- Single garage space - 3 x 6 metres,
- Single parallel parking space - 2 metres (obstruction free i.e. fence) or 2.4 metres x 6,
- Disabled Bay parking - 2.4 x 4.8 metres with a 1.2 metre hatched area located to the side.
- Disabled Tandem parking - 2.4 x 6.6 metres

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

The applicant and Local Planning Authority should be aware that the information provided for this request, might result in the need for further documentation upon resub

Stephen Garrard
West Sussex County Council – Planning Services