

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	20 March 2019
LOCATION:	Waterbury House Ford Road Arundel BN18 0BH
SUBJECT:	F/7/19/PL 5 No. 1 bed flats together with staff accommodation, hard landscaping & parking (resubmission following F/10/18/PL). This application affects the setting of a listed building & is a Departure from the Development Plan.
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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. F/10/18/PL to which no objections were raised.

After inspection of the Plans, a site visit and local mapping the Local Highways Authority (LHA) request additional information, as we wouldn't wish to support an application which resulted in the material intensification of use of a sub-standard access.

Visibility in the trailing direction at the southern access is considered to be sub-standard due to the positioning of acoustic fencing adjacent to the access point.

Does this fencing benefit from planning consent?

The applicant would be requested to supply additional information detailing how, if achievable, the obstruction to visibility at this point can be mitigated. The applicant may wish to consider:

1. Closure of the southern access and turning provision indicated.
2. Reducing the height of the fence to a maximum of 1 metre.

3. Realignment of the fencing so maximum visibility splays are achievable.

Please raise this with the applicant and re-consult. Until such time as this information has been received the LHA are not in a position to provide a formal recommendation on this application.

Stephen Garrard
West Sussex County Council – Planning Services