

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:David Spring
FROM:	WSCC - Highways Authority
DATE:	17 February 2020
LOCATION:	51 Falkland Avenue Littlehampton BN17 6AB
SUBJECT:	LU/2/20/PL Conversion of house into 3 No. self contained flats. An amendment received on 12.02.2020.
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 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.

The LHA has been re-consulted on this application following the submission of revised plans demonstrating visibility splays and amended access arrangements.

The site is located on the corner plot between Falkland Avenue and Southfields Road both unclassified roads subject to 30mph speed restrictions.

The proposed access has been amended and follows the advice provided by the WSCC Highway Area Manager to provide shared VCO measuring circa 6m. Any access works must be constructed under a licence obtained by WSCC Highways to a specification agreed with them.

The revised block plan demonstrates visibility splays at the proposed access using a 2.4m 'X' distance. However, having measured this I note that the 'X' distance is approximately 1.7m from the nearside edge of the carriageway. Therefore, the shown maximum available visibility splays of 35m in each direction may not be achievable. The LPA may wish to consider the potential visibility restrictions when deciding this application.

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.

If the LPA are minded to approve this application, the following conditions and informative are advised.

Access

No part of the development shall be first occupied until the access have been constructed in accordance with the approved 'Ground Floor as Proposed' plan numbered '160/03' Rev A.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved 'Ground Floor as Proposed' plan numbered '160/03' Rev A. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved 'Ground Floor as Proposed' plan numbered '160/03' Rev A.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Anastasia Toleva
West Sussex County Council – Planning Services