

[REDACTED]

From: [REDACTED]
Sent: 01 August 2018 14:33
To: Planning.Responses
Cc: Jacky Pendleton
Subject: **Warning Active Content** FW: Planning Consultation on: M/83/18/HH

Amended.

Katie

From: Katie Kurek **On Behalf Of** CCD Planning Consultations
Sent: 01 August 2018 14:30
To: planning.responses@arun.gov.uk
Cc: Jacky Pendleton
Subject: RE: Planning Consultation on: M/83/18/HH

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Pendleton into this correspondence to ensure that she is aware of issues or events happening in her constituency.

[REDACTED]

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner (Seconded)
Monitoring & Records Team – Planning Services - Economy, Planning and Place Directorate
[West Sussex County Council](http://www.westsussex.gov.uk)

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

[REDACTED]

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 12 July 2018 12:19
To: SU Local Development
Subject: Planning Consultation on: M/83/18/HH

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Articles 16 & 18 Consultation before the grant of permission
Planning Permission for Works or Extension to a Dwelling
APPLICATION M/83/18/HH

NO:

Registered: 12th July
2018

Site Address: Holly Cottage Yapton Road Middleton-On-Sea PO22 6DT

Grid Reference: 497410 100427

Description of Works: New vehicular access.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 16-AUG-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Samantha Allen who can be contacted on telephone number 01903 737761.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Samantha Allen
FROM:	Highways, WSCC
DATE:	1 st August 2018
LOCATION:	Holly Cottage, Yapton Road, Middleton-on-Sea, Bognor Regis, PO22 6DT
SUBJECT:	M/83/18/HH New vehicular access.
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
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.

The proposals are for new vehicle access to the existing dwelling from Yapton Road, B classified district distributor road subject to a 30 mph speed restriction in this location. The access will serve 2 x off-street car parking spaces.

The Local Highway Authority (LHA) requires further information before a full assessment of the highway safety merits of the scheme can be made.

Access & Parking

A 3 metre wide vehicle crossover is proposed across the existing highway verge to facilitate vehicle access to parking on the frontage.

From an inspection of local and WSCC mapping the property appears to already be served by a vehicle access on its boundary with Elmer Road ('C' classified and subject to 30 mph speed restriction). The applicant should clarify why a secondary access is proposed and should be aware that a licence for a crossover in this location may not be granted by the Arun Area Engineer due to their policy on granting a licence for secondary accesses due to existing parking pressures and loss of on-street parking provision for neighbouring residents.

The proposed plan indicates two new car parking spaces on the frontage. These meet the required dimensions of 2.4m by 4.8m with 6 metre clear space rear of these to enable a turn on site.

Visibility

Vehicular visibility has not been demonstrated from the proposed access on to Yapton Road. Manual for Streets (MfS) sets out a stopping sight distance (SSD) requirement of 43m for 30 mph speeds. Splays should be taken from 2.4m back into the centre of the proposed access to represent the position of a driver and should extend to the nearside

carriageway edge. From an inspection of WSCC mapping a splay in excess of this is achievable in the leading direction (north), entirely within the public highway. To the south the verge and neighbouring boundary tapers in, providing less highway boundary land to facilitate a splay. From an inspection of WSCC mapping approximately 25m is achievable to the south, taken to a 1m offset from the carriageway edge. This equates to a SSD speed of 20mph. The LHA appreciate vehicle speeds may be lower than the posted limit in this location due to proximity of the mini roundabout. Nevertheless, no evidence has been provided demonstrating achievable splays or that these achievable splays correspond with actual vehicle speeds in this location. The applicant should demonstrate suitable vehicle visibility splays and consider carrying out a 7 day Speed Survey to ascertain the 85th percentile speeds along Yapton Road in this location to ensure that the achievable splays are in accordance with actual vehicle speeds. These should be placed at the extent of the achievable visibility splays and at the central point of the access point, where possible.

Conclusion

In summary the LHA require further demonstration of the highway safety merits of the proposals by way of demonstration of suitable visibility splays, in line with actual vehicle speeds in this location.

Please ask the applicant for this additional information and re-consult.

Katie Kurek
West Sussex County Council – Planning Services