

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	9 July 2019
LOCATION:	Rookery Farm Barn Hoe Lane Flansham Lane Bognor Regis PO22 6EP
SUBJECT:	Y/54/19/PD Prior approval for a proposed change of use of agricultural building to dwelling house (C3) and associated operational development under Schedule 2, Part 3, Class Q.
DATE OF SITE VISIT:	
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	

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.

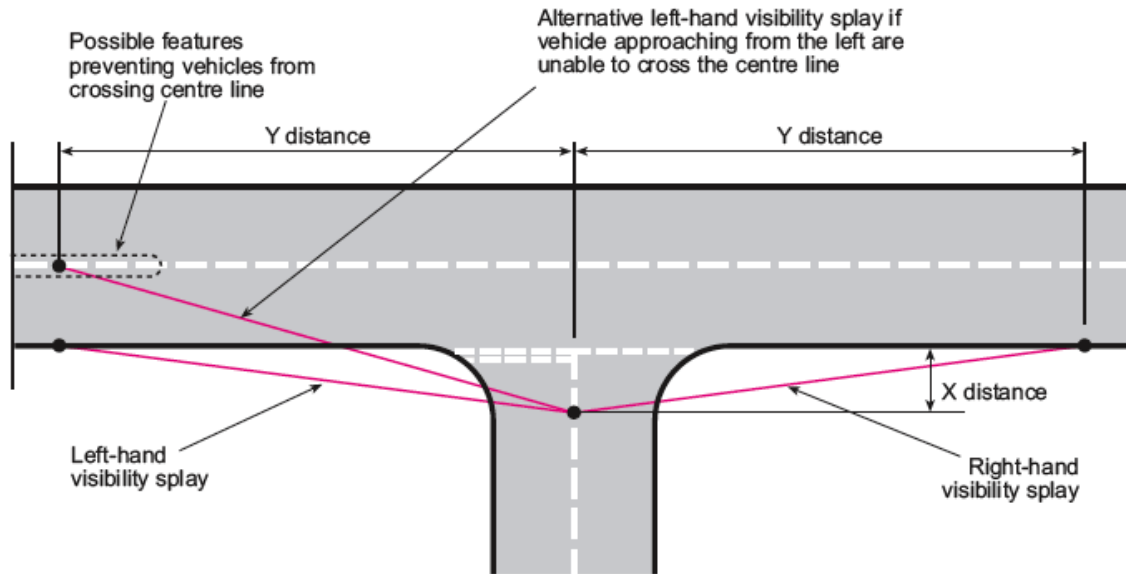
This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

After inspection of the plans and supporting documents, the Local Highways Authority (LHA) would request the following details to be provided.

Access

Clear detailed plan showing where the applicant is wishing to access the publicly maintained highway, with maximum achievable visibility splays to be provided.



Parking and Turning

Upon inspection of the plans it is not clear if the applicant has space for the WSCC parking standards requirement 2 spaces for a dwelling of this size as only 1 has been provided, please provide plans showing either two marked parking bays measuring 2.4 x 4.8 metres or an area to be used for parking measuring a minimum of 4.8 x 4.8 metres.

Sustainability

The proposed plans do not show any type of cycle parking provision, as per the WSCC Sustainability policy we wish to see this implemented in the form of lockable covered storage

Conclusion

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