

From: Amanda Scholes on behalf of Planning.Responses
Sent: 29 May 2018 09:04
To: Planning Scanning
Subject: FW: A:-44-18

From: Jamie Brown [REDACTED]
Sent: 25 May 2018 15:45
To: Planning.Responses
Subject: A:-44-18

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: D. Easton
FROM:	Highways, WSCC
DATE:	23/05/2018
LOCATION:	Oldlands Farm, Steyning Way, Bognor Regis, PO22 9NN
SUBJECT:	AL/44/18/RES Application for all reserved matters following outline consent AL/58/15/OUT (Hybrid Application) for up to 20,453 sqm of B2 general industrial floorspace together with B8 warehousing & distribution floorspace (as amended by subsequent Variation of Conditions 11, 12 & 37).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	
S106 CONTRIBUTION TOTAL:	N/A

Background

West Sussex County Council (WSCC), in its capacity as the local highway authority (LHA), has been consulted on the proposed approval for 'Reserved Matters' at the Oldlands Farm site at Bersted. A previous response to the proposal has been provided on the 2nd December 2015 which recommended highway approval to the proposals. The access and capacity data have been agreed at this stage and the LHA concluded that the proposals would not have a 'severe' residual impact on the surrounding highway network.

'Phase 1' consisted of circa 38000m² of primarily B8 warehousing floor space for Rolls Royce Motor Cars which is currently under construction. The 'Phase 2' site abuts part of the proposed Enterprise Bognor Regis (EBR) Local Development Order (LDO). This application relates to Condition 9 which includes detailed layout of the site.

Internal Layout

The first phase of the estate road isn't to be adopted under an S38 Agreement, so the extension for 'Phase 2' will not be offered for adoption.

The internal access roads have been designed in accordance with Manual for Streets (MfS) parameters with 2 metre footways and tactile paving linking crossing points. Swept path diagrams have been provided for all aspects of the

'Phase 2' aspect of the development. This demonstrates that HGV traffic can negotiate each of the proposed parking compounds and details are accepted by the LHA. Appropriate visibility has been provided for all of the internal junctions. Specific parking allocations in accordance with WSCC parameters have not been provided.

Conclusion

Based on the information submitted the LHA are satisfied with the information provided in accordance with Condition 9 of the original planning consent AL/58/25.

Jamie Brown

West Sussex County Council – Planning Services

Jamie Brown MCIHT| Planner, County Highways, Planning Services, Economy, Planning, and
Place Directorate
West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester,
PO19 1QT



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