

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Simon Davis
FROM:	WSCC - Highways Authority
DATE:	6 November 2019
LOCATION:	Aldingbourne Nurseries Church Road Aldingbourne Chichester PO20 3TU
SUBJECT:	AL/85/19/PL Retention of existing School Shop. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

The proposed site access is within private land. As such WSCC offers comments in an advisory capacity.

Main Access

The main access into the site is taken from an existing access off the B2233 Nyton Road. This is wide allowing two cars to use the access simultaneously and has good visibility in both directions. It provides access to the Brethren Meeting Rooms to the rear of the site, and its large car park.

Site Access and Parking

Access to the school shop will be taken from this access road, which is privately maintained. Ideally this should be designed to provide good visibility in both directions with adequate width to allow cars to enter and exit safely. The car park will accommodate up to 15 cars. As the site is considered to be a sui generis use class no parking standards can be applied. As such WSCC would advise any spaces should be created in line with manual for streets guidance of 2.4m x 4.8m. The layout should also allow for parking and turning enabling cars to exit the site in forward gear.

Trips

Users of the shop are school pupils of 'One School Global' which is support by the Brethren Church. As such it could be assumed the shop will be visited by members when they attend meetings. Although the school is based in Surrey it has approx. 50 local Bognor families within its community. It is assumed these families will benefit from the shop.

Sustainability

There are no footways or footpaths within the site and none are present on Nyton Road which suggests all trips would come to the site in a private motorcar. Bus and rail services are close by however no footpaths make it difficult to reach.

Nevertheless the size of the shop and likelihood of the trips being combined are high, and as such it is not expected that there would be a significant capacity impact.

Alison Meeus
West Sussex County Council – Planning Services

Turning space

No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated use.

Reason: In the interests of road safety