

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Ms M Tomalova                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>DATE:</b>                    | 15 February 2021                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>LOCATION:</b>                | Co-op Stores<br>2 Nyetimber Lane<br>Bognor Regis<br>PO21 3HG                                                                                                                                                                                                                                                                                                                                                                    |
| <b>SUBJECT:</b>                 | AW/359/20/PL<br><br>Introduction of one way system & marked <u>parking</u> bays to the existing parking area, new armco barrier to protect shopfront, new mechanical plant at rear of store with key-klamp protection & alterations to existing timber store which include new secure metal door & new felt roof to replace existing polycarboante roof covering. This site is in CIL Zone 4 (Zero Rated) as other development. |
| <b>DATE OF SITE VISIT:</b>      | Area known to officer                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>RECOMMENDATION:</b>          | Advice/ More Information                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>S106 CONTRIBUTION TOTAL:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                 |

The Local Highway Authority (LHA) has been consulted with regards to any highway safety or capacity concerns. The application is not supported with any background information for the proposals or any Transport details, very limited information for the proposal has been provided. It's not clear why this access proposal has come forward.

In highway terms the application is for the introduction of a one-way system and marked out parking bays, this is to an existing private parking area and is not on the adopted highway network. The Co-op Supermarket is currently accessed from Nyetimber Lane and Grosvenor Gardens, with no restrictions. These two accesses have been in place and use for many years. There are no records of any accidents to suggest that either access or exit points are or have been operating unsafely. There are currently no marked parking bays and parking takes place freely.

The proposal is to make the access from Nyetimber Lane the entrance, with a raised speed reducing ramp and signage. Then to make the Grosvenor Gardens access into the exit only route, again with a raised speed reducing ramp and signage as detailed in the site plan (drawing no:3582.12). 3 parking bays are proposed to be formally marked out. The bay located towards the exit covers the pedestrian access route to the store. It appears this is how the site operates historically. The two other bays would operate as drive in reverse out bays, this is not expected to cause a safety issue and appears to have already been occurring historically. Although the proposed ramp may hinder this reversing manoeuvre.

From inspection of Google street view the Nyetimber Lane access comprises of a long-dropped kerb that is shared with the adjacent business/property. The access from Grosvenor Gardens is a small dropped kerb type of access that really isn't wide enough to serve vehicle movements to the west

and east without over running of the kerb edges. This needs to be improved/ widened to the east towards the traffic lights, approximately in line with the black metal post.

All proposed works appear to be within the sites red line boundary so will take place on private land. Except for the speed bump at the entrance which appears to be slightly on highway land (footway). This will need to be moved in so it's not on highway land.

The one-way signs will be advisory only, they will not be enforceable as they are not on the public highway and are not supported by Traffic Regulation Orders.

With regards to traffic distribution if the proposals were approved there is no information currently submitted detailing current turning movements from the access/exit points, or a comparison if the one-way system is put in place. All vehicles exiting to the right (east) would have to wait to do so on a green light, which may hinder site movements during busy periods as the exit would be blocked whilst right turning vehicles wait.

Consideration needs to be given to the store's delivery vehicles, and where these park to service the store. The LHA are assuming near the rear store area, which has double yellow lines. There don't appear to be any loading/unloading markings/bays, it appears the lorry mounts the kerb whilst deliveries take place. Confirmation of store servicing should be clarified. With the exit being proposed onto Grosvenor Gardens only a delivery lorry would be blocking the visibility for any emerging vehicle turning out in either direction. Whereas now vehicles could exit using either access point.

In conclusion the LHA are not aware of why the changes are being proposed and there is insufficient information provided to determine what effect the proposal could have. The current set up doesn't appear to be causing a safety issue. The applicant should consider the above advice before proceeding. There is concern that during delivery times visibility would be obscured to the left (west), meaning that a vehicle exiting would have to enter the carriageway and over run the centreline to bypass the delivery vehicle, which could cause conflict with a vehicle traveling along Grosvenor Gardens towards the traffic lights (east). Also, a vehicle exiting to the right would be waiting for a green light to exit and then also having to edge forward into the carriageway past the delivery vehicle to proceed to see any vehicle approaching the traffic lights from the west along Grosvenor Gardens. Please re-consult the LHA with any new information received.

**Emma Avis (MCIHT) - Transport Planner**  
**West Sussex County Council – Planning Services**