

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 25 October 2019 09:35
To: Planning Scanning
Subject: FW: Response To Application Number BE/100/19/PL at Springfields Chichester RoadBognor RegisPO21 5EE
Attachments: Response_BE-100-19-PL.pdf

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

at www.arun.gov.uk. . . Save the environment - think before you print.

-----Original Message-----

From: planninghighways [REDACTED]
Sent: 24 October 2019 16:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BE/100/19/PL at Springfields Chichester RoadBognor RegisPO21 5EE

Please could the attached response be distributed to the relevant case officer.

Regards

Stephen Garrard

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	24 October 2019
LOCATION:	Springfields Chichester Road Bognor Regis PO21 5EE
SUBJECT:	BE/100/19/PL 2 No. dwellings. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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.

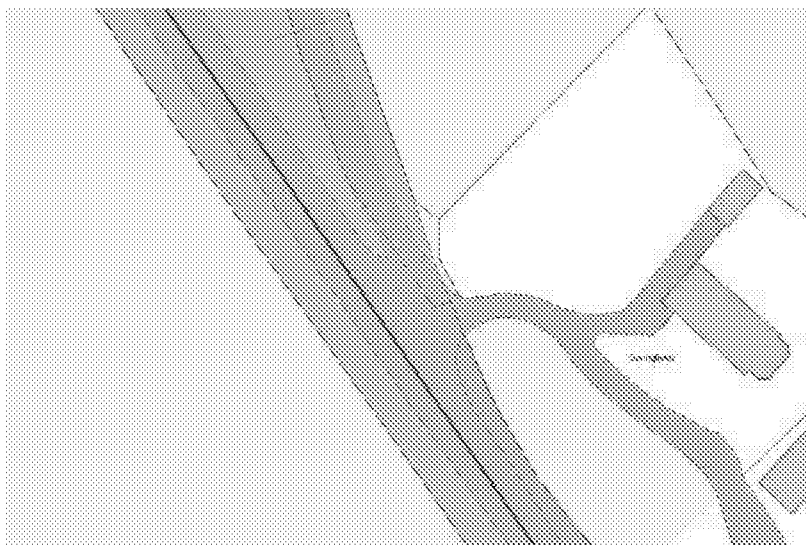
I refer to your consultation in respect of the above planning application and would provide the following comments.

Proposal Summary

The proposal is for the construction of 2 no. dwellings. The site is located on and accessed via A259, a highly trafficked A-classified road subject to a 40 mph Speed limit.

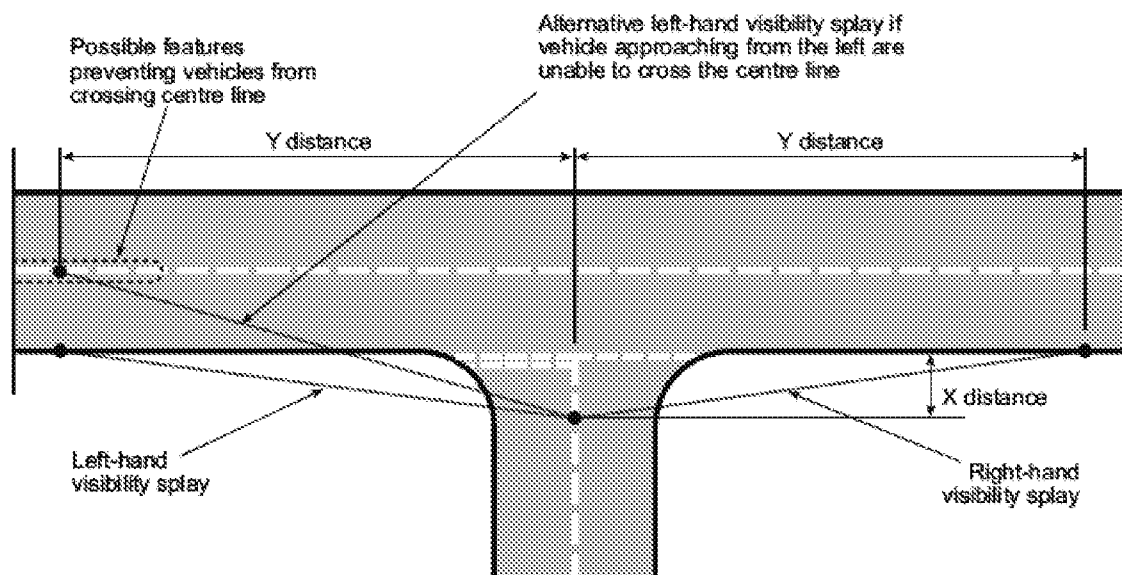
Access

The applicant is advised that the submitted plans, WSCC local mapping and observations made from a site visit, have shown discrepancies over the land ownership located outside the two gates at this location. The LHA requests that the applicant clarifies if they own the land outside the gate as per the submitted plans. This area does not benefit from being publicly maintained highway. If this cannot be determined than Visibility at this access cannot be secured via condition.



Mapping reproduced from or based upon 2013 Ordnance Survey material, WSCC licence 100023447
Rights of Way information is not definitive.

On site visibility from EX259 on to the A259 was considered acceptable. Visibility splays have not been provided from the site onto EX259, we therefore advise that the applicant provides maximum achievable visibility splays (if land ownership can be clarified). Visibility splays must be drawn from a 2.4m set-back distance from the edge of EX259 and span in both directions to the nearside carriageway edge. The splays must not intersect third party land, only land within the control of the applicant or within the Publicly Maintained Highway. These must be provided on a scaled plan showing the current road geometry. We have provided a diagram below for your guidance only.



The applicant is advised that the Local Highways Area Office were consulted on the current application. They requested that the access should be formalised to WSCC standards, with the cycle lane priority road markings relocated to the North of the access point. The Local Highways Authority (LHA) requests that the applicant demonstrates the above along with the Vehicle Crossover (VCO) dimensions on a scaled plan.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been a recorded injury collision within the vicinity of the site; this however was not considered to have been caused by the presence of the existing access or road layout. Therefore there is no evidence to suggest that the new/existing access would or is currently operating unsafely.

Vehicle Parking, Cycle Parking and Turning

The applicant has demonstrated a 3 car parking provision per dwelling, as per the WSCC parking demand calculator for a dwelling of this size and location.

The applicant has failed to demonstrate an area large enough to accommodate a turn on site. The LHA requests that the applicant demonstrates a turning area of a minimum of 6 metres at 90 degrees to the rear of each parking area; this should allow all vehicles to turn within the site and access the publicly maintained highway in a forward gear.

The applicant has proposed a nil 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