

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms Tomolova
FROM:	WSCC - Highways Authority
DATE:	11 August 2021
LOCATION:	Land Adjoining the Tesco Express 351 Chichester Road Bognor Regis PO21 5AN
SUBJECT:	BE/104/21/PL Erection of 2 No. 2-storey dwellings consisting of 3 No. 2 bed units & 4 No. 3 bed units, access, parking, cycle storage, bin store and other associated landscape works. This site is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

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

The proposed application is for the construction of 7 residential dwellings, a new highways access and associated car and cycle parking.

The site is located to the west of Chichester Road (B2259) in the residential area of North Bersted. The site is close to local shops and amenities including a primary school and is on the 700 Bus Route which is direct to Chichester.

The new bellmouth access has been located to the southern boundary of the site to maximise visibility to the north. A speed survey has been undertaken (May 2019) which reported 85%ile speeds of 31.9 mph NB and 31.8 mph SB resulting in required visibility splays of 2.4 x 42m in both directions which are achievable. The new access is to be 5.4m wide to allow vehicles to pass clear of the public highway and a narrow footway has been shown to continue into the site from the adjoining southern footway. This footway is narrow, as an allowance has been made for the 6m requirement for reversing vehicles. This footway should be 2m however can be narrower if contrasting materials are used. The planning drawing is basic in how the northern footway terminates and the southern footway continuation is designed, I would therefore reserve the right for the kerb lines to be altered as required at detailed design stage. The existing access in the centre of the site is to be obliterated and the footway and kerbing reinstated. A S278/38/Minor Works licence is required to undertake this work – see informative.

A bin store has been provided along with a cycle store which will need to be secure and covered.

16 Car Parking spaces – 7 allocated - have been provided which is acceptable to the highway authority.

No highway objection

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved plan.

Reason: In the interests of road safety.

Access closure (Access Closure)

No part of the development shall be first occupied until such time as the existing vehicular access onto Chichester Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Debbie Farrell

West Sussex County Council – Planning Services