

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 26/11/2010

**FROM: Local Development TO: Arun District Council
FAO: Mrs S Leeson**

SUBJECT: BE/136/10 - OUT application with some matters reserved for the erection of a terrace of 4 No. 2 bedroom houses. (Resubmission following BE/105/10)

Land Adjacent to, 346, Chichester Road, Bognor Regis, West Sussex

CONSULTATION DATE: 05/11/2010

RECOMMENDATION:

**Advice
Objection**

X

**Modification
No Objection**

**More Information
Refusal**

X

S106 contribution: N/A

Archaeology

No anticipated archaeological implications.

Highways

West Sussex County Council was consulted previously on highway matters for this location under planning application no. BE/105/10 but a response was not prepared because the application was withdrawn. WSCC subsequently provided pre-application advice on 22/10/2010 and 26/10/2010 raising concerns over the existing access and proposed parking arrangement.

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.

The proposal is for outline approval for the erection of four no. 2 bed houses with access onto Chichester Road via an existing access point onto the A259 Chichester Road. This part of the A259 forms part of the Strategic Road Network (SRN). Access, appearance, layout and scale are the reserved matters for which approval is being sought.

It is unclear as to how the parking scheme would function with the inclusion of two tandem car parking spaces. The applicant should clarify whether any of the spaces would be allocated to specific dwellings or whether they would remain unallocated. The dimensions of the car parking spaces and turning area should also be provided.

As stated in previous pre-application discussions, due to the close proximity of the existing access to the two heavily trafficked mini-roundabouts, the potential increase in right turning movements into the site increases the possibility of rear end shunts. Advice has been provided in the past indicating support for two additional dwellings, which would equate to three served from the single access. However, this was subject to the applicant designing a scheme that addresses the road safety issues. This has not been achieved as there is no mention of any highway safety improvements in the supporting information. Furthermore, the current application is for a more intensive scheme with a total of five dwellings served from the single access, which exacerbates the highway safety concerns associated with this proposal.

RN6 - The proposal would generate an unacceptable increase in vehicular traffic entering and leaving the public highway to the detriment of highway safety.

Geoff Winch
Local Development