

WSSC(  
ROW/Strategic/Highways/Archaeology/Ec  
ology)  
FAO WSSC Strategic Planning  
West Sussex County Council  
The Grange  
Tower Street

Internet Ref: ECH1241  
Our Ref: BE/1/13/  
Case Officer:  
Miss K Rawlins

25th January 2013

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order  
2010 (as amended)**

---

Redevelopment of land at the former Rising Sun PH and the construction of 7no. new  
dwellings with associated landscaping and parking.

Land adjacent to The Rising Sun 351 Chichester Road Bognor Regis

---

The following reply to a consultation has been received via Ocella's E Consultation Hub on 24th  
January 2013:

*WEST SUSSEX COUNTY COUNCIL  
2012  
STRATEGIC PLANNING CONSULTATION*

*DATE: 22ND January*

*FROM: Alison Meeus TO: Arun District Council  
FAO: K Rawlins*

*SUBJECT: BE/1/13*

*Redevelopment of land at the former Rising Sun PH and the construction of  
7 x new dwellings with associated landscaping and parking.*

*Land adjacent to The Rising Sun, 351, Chichester Road, Bognor Regis, West  
Sussex, PO21 5AN*

*RECOMMENDATION:*

|                  |                     |                         |                |
|------------------|---------------------|-------------------------|----------------|
| <i>Advice</i>    | <i>Modification</i> | <i>More Information</i> | <i>x</i>       |
| <i>Objection</i> | <i>No Objection</i> | <i>x</i>                | <i>Refusal</i> |

*S106 contribution: £TBA*

*WSSC as the Highway authority has been consulted on planning application  
BE/1/13 for the redevelopment of land at the former Rising Sun PH. In  
summary WSSC raise no objection to this proposal although further  
information does need to be provided on drawing PL\_102 regarding  
visibility splays.*

*The site did form part of the Rising Sun PH, which has recently been  
re-developed and is now occupied by a Tesco Express convenience store and  
car park. It is proposed to redevelop the area of land which has been  
left vacant to the north of the store, which was previously car parking  
and the garden of the public house, to provide 7 new dwellings.*

*The site does benefit from an existing vehicular access that is to be  
retained to serve the proposal. In addition a private driveway crossover*

onto Chichester Road providing two car parking spaces to plot 7 will be created. Drawing PL\_102 has been reviewed and it is considered more appropriate for the main access point to be constructed as a vehicle crossover with tactile paving rather than as a bellmouth as shown. Revised details should be sought via condition. The access should still be widened to 4.8m to allow two cars to pass. Both access points should be progressed via a 278 agreement.

Chichester Road does have a 30mph speed limit and the Applicant has undertaken a speed survey to determine current vehicle speeds and to determine the adequacies of the sightlines proposed. The survey recorded 85th percentile speeds of 28-29mph in the north and south bound directions. WSCC are therefore satisfied with the southbound sightline of 43metres with this being in excess of the MFS guidance based on the recorded vehicle speeds. However the sightline to the north does appear to be drawn to the centreline on one drawing then on another drawn to the nearside kerb edge. Confirmation would be sought that adequate visibility can be achieved based on the sightline being drawn to the nearside kerb edge.

It should be noted that the internal access road would not be suitable for adoption. WSCC are satisfied with the refuse collection arrangements as this will not introduce any new movements to what is already occurring for the existing nearby residential dwellings. WSSC would advise that consideration is given to the dimensions of the car parking spaces provided and the maneuvering space available as per MFS guidance for 2.4m wide bays and the associated road widths.

11 car parking spaces are proposed for the dwellings, 8 of which will be allocated and the remaining 3 spaces will be unallocated. This level of car parking is in line with WSCC car parking standards. However; no provision for the safe and secure storage of bicycles has been indicated and should be considered in line with NPPF policy for sustainable developments. WSCC cycle parking standards recommend the development provide at least 11 spaces (1 per 2 bed property and 2 per 3 bed). Such details can be secured via condition.

The houses are located within easy reach of local amenities such as Tesco Express, local schools and health centres. The site is located close to the Bognor-Chichester cycle ways and local bus route sited directly outside the development and provide opportunities for sustainable travel alternatives.

The Transport Statement does consider matters of parking associated with the adjoining Tesco Express. However the change of use from public house to retail is permitted development and evidently is a separate matter to the current residential application.

In summary WSCC raise no objections to this application however the following information should be provided:-

Visibility splays in both directions, for both vehicle crossovers, set back 2.4m to the nearside kerb.

Location of Cycle Storage (11 spaces)

Alison Meeus  
Strategic Planning

Alison Meeus | Assistant Planner, Strategic Planning, West Sussex County

*Council / Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19  
1QT*

*Internal: 77624 / External: +44 (0) 1243 777624 / E-mail:  
alison.meeus@westsussex.gov.uk*