

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	28 May 2021
LOCATION:	339 Chichester Road, Bersted, PO21 5AN
SUBJECT:	BE/59/21/PL Replacement of blockwork boundary wall with fence and new vehicular access (resubmission of BE/149/21/PL.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
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 Strategic Planning 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.

Summary

This proposal is for the replacement of boundary wall and creation of new vehicular access. The site is located on Bedford Avenue, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application, subject to the below comments and conditions.

The LHA previously provided consultation advice for this site for application BE/149/20/PL, requesting additional information from the applicant regarding vehicular visibility. The applicant withdrew the application.

Access and Visibility

The applicant proposes a new vehicular access onto Bedford Avenue. The LHA understands that a vehicle crossover (VCO) has already been constructed under licence in this location, prior to this application.

As Bedford Avenue is subject to a speed restriction of 30 mph, Manual for Streets (MfS) is the standard for vehicular visibility in this location. This sets out a minimum stopping sight distance of 43m in each direction, set back 2.4m from the back edge of the carriageway. The applicant has submitted a site plan demonstrating visibility splays to this requirement. These splays shall thereafter be kept clear of all obstructions to visibility above a height of 0.6m above the adjoining road level, and this can be secured by condition.

The LHA does acknowledge written representations, highlighting that on-street parking occurs close to the proposed access. 10.7.1 of MfS states that parking in visibility splays in built up areas is quite common, yet it does not appear to create significant problems in practise. The absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously, similarly to how vehicles emerge onto the highway when visibility along the carriageway is restricted.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site.

Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The applicant has demonstrated the proposed parking area, with provision for four car parking spaces. From inspection of the plans, the parking area is suitably sized for the proposed parking provision. In addition, there is adequate space for on-site turning to be achievable, allowing cars to exit the site in a forward gear.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Visibility (details approved)

No use of the access shall take place until such time that visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Bedford Avenue in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Kyran Schneider
West Sussex County Council – Planning Services