

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council <u>FAO:</u> Mr S Davis
FROM:	<u>WSCC</u> - Highways Authority
DATE:	27 June 2019
LOCATION:	The Cottage <u>Shripney</u> Road <u>Bognor</u> Regis <u>PO22 9PA</u>
SUBJECT:	BE/69/19/OUT Outline planning application with all matters reserved except access for 31 No. houses and flats with car parking, landscaping and associated infrastructure & access off Shripney Road (A29), all following the demolition of the existing dwelling & outbuildings - This application is a Departure from the Development Plan
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	No Objection
<u>S106</u> CONTRIBUTION TOTAL:	£

West Sussex County Council (WSCC) as Local Highway Authority (LHA) has been consulted with regards to any highway safety or capacity concerns.

This site was granted planning consent in 2018 for 21 dwellings. This new application is for 31 dwellings using the exact same access set up as the previous application. The uplift of 11 dwellings is estimated to generate an extra 2 two way vehicle trips in the AM peak hour and 6 in the PM peak hour. This level of trips would not raise concern. The Local Highway Authority does not consider that the proposal for an extra 11 dwellings 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. The following conditions should be applied to any grant of planning consent.

Conditions:

- *Access* - No development shall commence until the vehicular access serving the proposed site has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety.

- *Visibility*

No part of the development shall be first occupied until visibility splays of 2.4 metres by 120 metres to the south and 2.4 metres by 71 metres to the north have been provided at the proposed site vehicular access onto Shripney Road, 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.

Reason: In the interests of road safety.

- *Safety Audit Recommendations* - No development shall commence until such time as revised plans and details incorporating the recommendations given in the Stage 1 Road

Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of road safety

Emma Avis

West Sussex County Council – Planning Services