

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Simon Davis                                                                                                                                                                                                                  |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                  |
| <b>DATE:</b>                    | 8 June 2021                                                                                                                                                                                                                                                |
| <b>LOCATION:</b>                | The Croft Surgery Barnham Road Chichester PO20 3RP                                                                                                                                                                                                         |
| <b>SUBJECT:</b>                 | BN/62/21/PL<br><br>Medical centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road, associated car parking and other hard and soft landscaping works. This site is in CIL zone 2 (Zero Rated) as other development. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                        |
| <b>RECOMMENDATION:</b>          | More Information                                                                                                                                                                                                                                           |
| <b>S106 CONTRIBUTION TOTAL:</b> | 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 Planning Services 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.

This application is for the erection of a new medical centre with pharmacy retail unit and other ancillary uses together with access onto Barnham Road. Barnham Road is a B-classified road subject to a speed limit of 30mph.

The LHA has been consulted on applications at this site, including EG/67/09, which was for outline planning consent only with only matters of access and layout assessed. The LHA were also consulted on application EG/75/12 for a renewal of the previous unimplemented outline permission. Most recently, the LHA was consulted on EG/57/16/PL for full planning permission for medical centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road & associated car parking. The LHA ultimately did not raise any highway safety concerns and the application was approved by the LPA.

The Design and Access Statement indicates that a Transport Assessment is included within the application documents. This does not appear to be available to the LHA - please request this information from the applicant. The Transport Assessment should provide details of the proposed alterations to the existing access, including visibility splays, existing trip generation associated with the existing medical centre and anticipated trip generation associated with the proposed new medical centre and pharmacy. The Transport Assessment should also justify the proposed parking provision, cycle storage provision and demonstrate that all types of vehicles can safely enter and exit the site, and turn on site.

The LHA also note that a Stage 1 Road Safety Audit was requested for the previous application, EG/57/16/PL. As the current proposal appears to be very similar to the previous consent, the LHA anticipates that the previous RSA can be submitted in support of this application. The applicant is requested to submit the previously conducted Stage 1 Road Safety Audit to the LPA, but to also include an updated Technical Bulletin from the original Auditor stating that the RSA meets the updated GG119 RSA standard.

A new/updated staff Travel Plan will also be required. The applicant may choose to provide this

prior to determination, however details of the staff travel plan can also be secured via condition.

Please request this additional information from the applicant and re-consult.

**Nicola Fry**  
**West Sussex County Council – Planning Services**