

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Michael Eastham
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	17 October 2019
LOCATION:	Bexstone House Barnham Road Chichester PO20 3RT
SUBJECT:	BN/65/19/OUT Outline application with some matters reserved for the demolition of existing dwelling & erection of 10 No. new dwellings, widening & reprofiling of site access, provision of a right turn lane with improved visibility splays, retention of significant landscaped highway buffer, parking for 30 No. cars including garages & visitor parking & potential future highway access to adjacent housing land (resubmission following EG/49/18/OUT). Amended plan received.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice / Objection / More Information
S106 CONTRIBUTION TOTAL:	

The application is for demolition of the existing dwelling at Bexstone House and the erection of 10 new dwellings.

The application does not include access as a matter for consideration yet includes significant text within the application description on the highway works to be provided.

Access

The applicant has provided an amended site plan ref 010819/SL-30-A Revised. The plan includes potential works to B2223 Barnham Road to create a Ghost Island right hand turn lane including a central island for pedestrians and cyclists. I have been provided a copy of a stage 1 Road Safety Audit by the applicant and am currently awaiting a designers response to the issues raised within.

I note that planning application ref EG/22/19 is under consideration with access included for approval with a simple priority junction. Further consideration for the need/desirability of a right hand turn lane for this site would be needed should the application be approved and access be considered at a reserved matter stage.

Layout

The internal highways network would need to go to the site boundary (inc footways to be provided alongside the internal road) to provide for future links.

Whilst it is acknowledged that the previous withdrawn application on the site included information concerning vehicle tracking within the site this information has not been submitted within this application and should be done so.

Parking

The level of parking spaces should be identified on a plan and information included on the provision of electric vehicles parking levels and cycle parking.

Masterplanning

Arun District Council should consider whether the site accords with Policy H SP2 (Strategic Site Allocations) of the Arun Local Plan; in that the policy requires the sites to be comprehensively planned and that they should have regard to an endorsed masterplan.

Conclusion

An objection is raised to the proposals as adequate information has not been submitted to satisfy the Local Highway Authority that the proposal is acceptable in terms of access, off-street parking, road layout and on site turning facilities and would not therefore give rise to increased hazards to highway users.

Stephen Gee
West Sussex County Council – Planning Services