

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	06.11.2018
LOCATION:	Land adjacent to Community Centre, Westloats Lane, Bognor Regis, West Sussex, PO21 5JZ
SUBJECT:	BR/222/18/PL Erection of 4no. 2 bedroom dwellings with associated parking & landscape.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	ì 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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The applicant is proposing to erect four two bedroom dwellings on land to the north of Westloats Lane community centre and youth club. The proposal will be served with four parking spaces accessed via Westloats Lane.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the point of proposed access or within the vicinity of the site to flag an existing highways Safety concern. There have been two recorded accidents at the junction of Westloats Lane and Collyer Avenue however these have been attributed to driver error and there is no evidence to suggest that the junction is operating unsafely, or that the proposed additional units would exacerbate an existing safety concern.

Access and parking

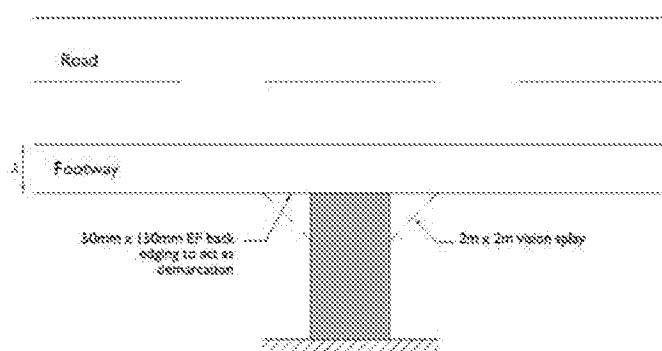
Four parking spaces have been positioned within the site frontage to accommodate for vehicles within the development. The dimensions of the spaces meet WSCC standards for a single parking space and appear a workable solution for parking within the site. A single parking space has been assigned to each dwelling. From observation of WSCC Parking Demand Calculator (PDC) this development would generate the requirement for 6 parking spaces.

On street parking is present along Westloats Lane and offers alternative means of parking for residents. There are comprehensive parking restrictions prohibiting vehicles from

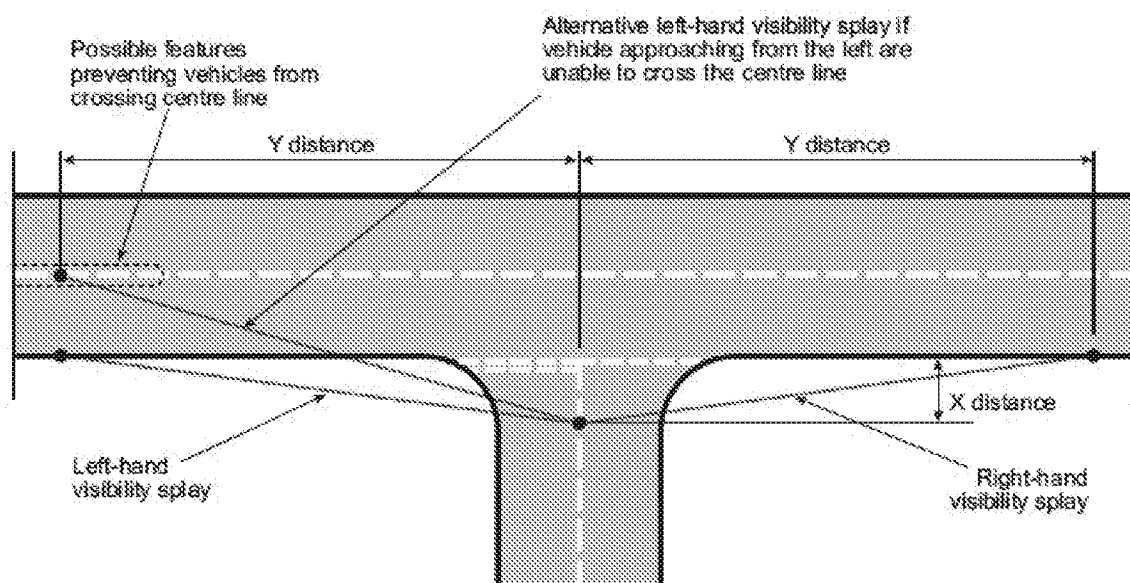
parking in places that would be a detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the reduced car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Lane is a D classified road subject to 20mph speed restrictions. Traffic calming is present along the length of the road in the form of regular build-outs; this encourages slower speeds and a steady filtering of traffic along the route.

The applicant has not demonstrated achievable visibility for vehicles or pedestrians however. This should be completed prior to occupation as per the below diagrams. Vehicular visibility should span in both directions to the nearside edge of the highway and intersect only land within the highway boundary or within the applicants' ownership. A set-back distance (X distance) of 2.4m should be used to demonstrate this. The splays must not intersect third party land. A suitable condition has also been suggested below.



Pedestrian Visibility



Vehicular visibility

The applicant is required to contact the area officer for Arun in order to obtain formal approval to carry out the site access works on the highway- informative is included below. The applicant is advised that the Area Office operate their own standards on the suitable widths of dropped kerb accesses, therefore I advise that you discuss this proposal with the Area Office to accommodate any alterations or comments in which they give, into your plans.

Refuse collection will be anticipated to be taken roadside as is the existing practise for residents along Westloats Lane. The applicant is required to arrange this with the appropriate Refuse and Recycling companies.

Sustainability

The site is located within walking distance of local shops and amenities and access to this is served via linked and lit pedestrian footways. Bognor Regis railway station is located a 17minute walk from the site and allows opportunity for commuters to travel further afield, with services leading to Barnham, Portsmouth, London and Brighton. Bus services run from Chichester Road (B2259) to the north of the site every 10minutes and offer services to Felpham, Littlehampton, Yapton, Chichester and Portsmouth.

Secure and covered cycle parking has been provided at a single cycle shed per dwelling. This is considered acceptable and offers an alternative and more sustainable method of transport for shorter journeys.

Capacity

Given the scale of the proposal and the existing permitted use a TRICS assessment and Travel Plan are not required. Whilst the LHA acknowledge that there will be a difference in traffic movements, it is not considered that there will be a material increase in traffic movements over the existing movements generated by residents and visitors of Westloats Lane. Furthermore there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact and not be contrary to Paragraph 109 of the NPPF.

Construction

Matters relating to access during the construction of the proposed would need to be agreed prior to any works commencing. Vehicular access to the site is possible only from Westloats Lane. A comprehensive construction management plan should be submitted. This should set out the controls to be implemented throughout the construction project to ensure that safety of users of the public highway, as well as its operation, is not detrimentally affected. The construction management plan should amongst other things set out how deliveries are to be managed along Westloats Lane in light of the carriageway width and presence of other vulnerable road users, namely those using the Youth Club next door to the site.

Deliveries should be scheduled to best of ability to be outside of the network peaks hours, this includes pick up and drop off times of the nearby Regis School, Aspire Adult Education and Southway Primary School.

Conclusion

The LHA does not consider that the proposal would have a :severe~ impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 109), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled LOCATION AND BLOCK PLANS, STREET SCENE and numbered 70 Rev B.
Reason: In the interests of road safety.

Visibility (details required)

No part of the development shall be first occupied until maximum achievable visibility splays have been provided at the proposed site vehicular access onto Westloats Lane in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Pedestrian Visibility (details required)

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Westloats Lane in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be 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.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

INFORMATIVE

Works within the Highway - Area Office Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Jodie Wilkes

West Sussex County Council - Planning Services