

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	21 November 2023
LOCATION:	Former Westside Supplies Unit West of 17 to 18 Durban Road Bognor Regis PO22 9QT
SUBJECT:	BR/267/21/PL Development of a new build four storey block of flats for 24 units (13 No 1 bed and 11 No 2 bed). This application is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above outline planning application (BR/238/23/OUT) with all matters reserved except access and appearance, with regards to any highway safety or capacity concerns. The application is supported by way of a Design and Access Statement (DAS).

Background and Site Context

The application site is a disused brownfield land located at the northern corner of Ash Grove – Durban Road. The site was previously used as an office / warehouse unit and the building has now been demolished. The development proposals are for construction of 23 nos. flats (Use Class C3) within a new build four-storey block, comprising 12 x 1-bed flats, 11 x 2-bed flats with undercroft car parking and associated landscaping.

The LHA were previously consulted on Highway Matters for this location under planning applications BR/87/16, BR/198/11, BR/87/16, BR/90/18/PL, and BR/267/21 to which no objection was raised relating to transport and highway matters.

Access and Visibility

The site is situated at the northern corner of Durban Road and Ash Grove, both roads subject to 30mph speed limit. The western side of the site is occupied by residential developments and the eastern side of the site is occupied mostly by industrial / warehouse units with few residential properties to the south of the site. Vehicular access into the development is taken from Durban Road in the form of vehicle crossover (VCO). Swept path diagrams must be submitted to demonstrate the suitability of the vehicular access for vehicles accessing the development.

Visibility from this access onto Durban Road would appear to meet with Manual for Streets (MfS) parameters (43m from a 2.4m setback); however, the site is open plan and visibility cuts across the site. Due to the open plan nature visibility exceeds 43metres, consequently the enclosure of the land would result in a lesser visibility splay than exists presently. The LHA would like to see a plan

demonstrating the visibility splays. This plan can then be conditioned in order to keep these splays clear of obstructions. It is also apparent that some on street parking occurs on Durban Road, which may obstruct visibility for vehicles leaving the site; this should be looked at as part of a recent RSA.

Conclusion

The LHA would require an up-to-date stage 1 RSA to be carried out, signed, and dated to include all plans referred to. A Designers Response (signed and dated) must also be provided in editable format such as Microsoft Word for the LHA to enter their comments. Also, plans to clearly show the visibility splays onto Durban Road from the site access and at the junction of Durban Road/ Ash Grove must be submitted. These should also include the boundary treatments to demonstrate that these splays will not be obstructed. Please re-consult once the required information has been provided.

Roopa Bilichodmath
West Sussex County Council – Planning Services

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Subject: Response To Application Number BR/267/21/PL at Former Westside Supplies Unit West of 17 to 18 Durban Road Bognor Regis PO22 9QT

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Please could the attached response be distributed to the relevant case officer.

Regards

Roopa Bilichodmath

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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