

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	19 February 2020
LOCATION:	15-17 Kew Gardens, Bognor Regis, PO21 5RD
SUBJECT:	BR/27/20/DOC Approval of details reserved by condition imposed under ref BR/63/19/PL relating to Condition Nos 3 - dustbin storage, 5 - renewable energy, 7 - material & finishes, 10 - Construction Management Plan, 13 - cycle parking spaces, 15 - visibility splays and 16 - pedestrian visibility splays.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on discharge of conditions attached to approval BR/63/19 (6 x dwellings).

Condition 10 - Construction Management Plan

A Construction Environmental Management Plan (CEMP) has been provided with accompanying construction site set up plan. The CEMP sets out that contractor parking and deliveries will be on the highway, in light of the restraints of the site. The site plan does show some limited off-street contractor parking accessed via existing dropped kerbs.

Areas for loading and parking and turning on site have been indicated however turning has not been demonstrated and there does not appear to be sufficient room for this on site. The applicant should remove reference to vehicle turning if this is not achievable on site. The applicant should also provide details of the type and frequency of construction vehicles anticipated. The LHA will then be in a position to consult with the Area Manager regard any need for temporary traffic regulation orders to cease parking on-street to allow for deliveries or temporary footpath diversions to allow for transfer of material to site.

Please ask applicant for additional information in respect to type and frequency of deliveries and confirmation that vehicles cannot turn within the site.

Condition 13 - Bicycle Parking

A secure and covered bicycle storage facility (shed) is indicated within rear of each plot. The plans and details pertaining to condition 13 are acceptable.

Condition 15 - Maximum Achievable Visibility Splays

Maximum achievable vehicular visibility splays have been demonstrated from 2m back into each proposed access/car parking space. Considering the anticipated speeds and traffic levels, a 2m 'X' distance is accepted. The full extent of splays for each access point is not clear. The LHA acknowledge that the northern and southern most access points are existing however the splays for the new access points should be clearer with the full extent shown and splays achievable annotated.

Condition 16 - Pedestrian Visibility Splays

The visibility splay plan indicates pedestrian visibility either side of each access. It is acknowledged that the furthest south and north splays are outside red edge of the site -

these should only be shown in land under applicants control. Please amend the plan accordingly.

Conclusion

Please ask the applicant to clarify the following:

- type of construction vehicle and frequency anticipated along with omission of 'vehicle turning' from the plans (unless turning has been demonstrated)
- show full extent of maximum achievable splays for **new** access points and annotate these.
- make red edge of site clear on the visibility plans and omit pedestrian visibility splays where these are outside of red edge

Katie Kurek
West Sussex County Council – Planning Services