

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Alison Meeus Highways, WSCC
DATE:	01/08/2018
LOCATION:	BR-324-17 283 Chichester Road, Bognor Regis, PO21 5AH
SUBJECT:	Residential development of 12 dwellings, access road, and car parking. Additional Information provided:- 1) Technical Note including Stage 1 Road Safety Audit
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

In summary WSCC raise no objection to the access proposals at 283 Chichester Road. The submitted technical note and Stage 1 Road Safety Audit provide evidence to satisfy our initial concerns.

WSCC asked for further information regarding:-

- Stage 1 Road Safety audit undertaken, including a signed designer's response.
- Refuse vehicle proposals, including swept paths
- Cycle storage proposals
- Alternative 'on -street' visitor parking for at least 6 cars within a 2 minute walk should be provided as the car parking strategy falls short of any unallocated parking for the use.

Stage 1 Road Safety Audit

The site access is currently formed as a crossover. This will be constructed as a bell mouth with 6m kerb radii and will be wide enough, at 4.8m, to accommodate simultaneous access and egress into the site. Due to the creation of a formal access the visibility splays can be accommodated for the speed of the road. These are 2.4m x 43m in both directions.

The RSA highlights one problem identified in WSCC'S initial response relating to the overhanging vegetation of property no 279 Chichester Road. This may obscure visibility within the public highway if not kept under control and although Manual for Streets 2 section 10.7.1 identifies parking in visibility splays do not create significant problems in practice, as Chichester Road forms part of the B2259 it is a busy road and WSCC will take measures to keep this clear of the public highway.

Refuse Vehicle Swept Paths

A Chichester District Council refuse vehicle and private car were used to show the movements within drawing 2017/3765/002, and provide certainty these vehicles can use the development safely. It is noticed to be tight but achievable; especially where the easterly car parking spaces are located however; given the time of day the refuse

vehicle will enter the site it is likely to be during the daytime when not all car parking spaces will be in use

Cycle Storage

This will be provided within sheds in the gardens of each property and is in line with NPPF guidance for promoting sustainable travel choices.

Alternative 'on street' parking

In order to assess the existing 'on-street' parking demand in the vicinity of the development an 'on-street' parking survey was undertaken using the Lambeth Methodology. This method is robust and a useful way of identifying the peak parking conditions, specifically identifying parking stress levels.

Although the site provides enough parking for the dwellings it was noticed there was a slight under provision for visitor parking. The survey results demonstrate there is sufficient parking capacity in the surrounding local network to accommodate an additional 55 cars. Although some roads were busier than others (i.e. Chichester road was at a 91% stress level) this is to be expected due to the shopping parade. However it is clear there would be space for visitors to park near-by, as such WSCC are satisfied with the proposal.

Alison Meeus
West Sussex County Council – Planning Services

