

Iris Osbourne

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 15 May 2013 11:16
To: Planning Scanning; Amanda Scholes
Subject: FW: Fw: Planning Consultation on: BR/41/13/

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Save the environment - think before you print.

From: Alison.Meeus@westsussex.gov.uk [mailto:Alison.Meeus@westsussex.gov.uk]
Sent: 14 May 2013 11:40
To: Planning.Responses
Cc: Francis.Oppler@westsussex.gov.uk
Subject: Re: Fw: Planning Consultation on: BR/41/13/

WSSC as the Highway Authority has been consulted on planning application BR/41/13 for the demolition of existing buildings and the redevelopment of the site with 6 no 2 bedroom dwellings. In principle WSSC do not object to this proposal however; we require further information to be submitted before we can make a formal response.

Please provide the following information:-

- 1) Although the proposed access is existing, and the number of trips generated from 6 dwellings is unlikely to have any material impact on the highway. WSSC would like to know what visibility splays are achievable from this access onto the highway. The design and access statement indicates that the visibility splays will be within the applicants control. These should be set back 2.4m from the centre of the carriage way (2m minimum) and drawn to the nearside kerb in both directions.
- 2) The width of the access road has not been indicated and as a guess it appears to be too narrow or only just within guidance. We need clarification to make sure a fire appliance can enter and turn within the site in the event of a fire.
- 3) Please provide swept path diagrams showing how a fire appliance will move within the site. We need to know the appliance can enter the access road from the highway as well as being able to turn within the site without over running the existing kerblines. Guidance from the Fire and Rescue service act 2004 states:

Cul-de-sacs - turning facilities should be provided on cul-de-sac roads exceeding 20m in length. This can be a hammerhead or turning circle designed on a minimum road width of 3.1m. This turning facility should be provided within 20m of the end of the access road so that fire service vehicles do not have to reverse more than 20m.

- 4) Please provide evidence of where bicycles will be stored that is secure and covered. This development would require 1 space per dwelling.
- 5) WSSC car parking calculator indicates that for 6 x 2 bed houses we would expect there to be a parking demand for 9 cars. Therefore the current number of carparking spaces associated with the development is accepted by WSSC.

Alison Meeus
Strategic Planning

----- Forwarded by Katie Kurek/SU/WSSC on 01/05/2013 16:42 -----

[<planning.responses@arun.gov.uk>](mailto:planning.responses@arun.gov.uk)

To [<SU.Local.Development@westsussex.gov.uk>](mailto:SU.Local.Development@westsussex.gov.uk)

To: WSCC(ROW/Strategic/Highways/Archaeology/Ecology)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town and Country Planning (Development Management Procedure) (England) Order 2010
(as amended) - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: BR/41/13/

Registered: 24th April 2013

Site Address: Land to the rear of Holmlea Town Cross Avenue Bognor Regis
PO21 2DN

Grid Reference: 493120 99925

Description of Works: Demolition of existing buildings and redevelopment of the site
with 6 No. two bedroom dwellings

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email
by 30-MAY-13.**

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

**Please be aware that any comments you may make will be available on our website so
please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs S Leeson who can be contacted on telephone number 01903 737769.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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