

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14/05/2013

**FROM: Alison Meeus TO: Arun District Council
FAO: Mrs S Leeson**

SUBJECT: BR/41/13 - Demolition of existing buildings and redevelopment of the site with 6 x two bedroom dwellings.

Land to the rear of Homelea, Town Cross Avenue, Bognor Regis, West Sussex, PO21 2DN

RECOMMENDATION:

Advice	Modification	More Information	x
Objection	No Objection	Refusal	

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 applicant's 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 kerb line. 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) WSCC 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 car parking spaces associated with the development is accepted by WSCC.

Alison Meeus
Strategic Planning

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

<planning_responses@arun.gov.uk>

cc

26/04/2013 17:15

Subject: Planning Consultation on: BR/41/13/

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>

NLPG UPRN 100062237016

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