

Council Reference BE/41/13 Towncross Avenue Bognor Regis

**Response to WSCC Highways Consultation reply dated 14 May 2013 &
Neighbours representations received as at 11 June 2013**

Response to WSCC Highways Consultation Reply dated 14 May 2013

Our comments are in red in response to each point made as follows:

WSCC Comment: 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. WSCC 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.

Response: It is noted that WSCC Highways raise no objection to the principle of the development proposed as it is agreed that the proposed development would be unlikely to have any material impact on the highway due to the limited number of vehicular trips likely to be generated by the 6 dwellings proposed which would be reduction from those that the existing use might attract when in full use. Nonetheless the proposed visibility splays achievable without any alteration of the existing access are shown on the attached Block Plan.

WSCC Comment: 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.

Response: The width of the existing access can be scaled from the submitted plans and it is not proposed that this should be reduced in width. The existing access has been more than sufficient in width to allow modern commercial vehicles and if necessary a Fire Appliance to enter and leave the site for well over 30 years.

WSCC Comment 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 kerbline. 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.

Response: There would be inadequate space within the development as proposed for a Fire Appliance to enter and turn within the site but this is not necessary in any event. The attached plan shows that there would be access to the proposed dwellings for a Pump appliance within 45 metres as a Fire Appliance could be parked on the public highway at either end of the site. Moreover it is in any case intended and expected that a Fire Hydrant would be provided within the site in accordance with the Building Regulations (and such provision could be made in response to any condition imposed on any planning permission granted in any case) which would reduce the length of any Hose pipe run still further. This is a very common circumstance

in urban areas and is no different from the situation applicable to many Housing developments (including Halson Close next door). The applicant has also discussed this arrangement with the Fire Officer dealing with the existing commercial premises who has advised that it would be acceptable from his operational perspective.

WSCC Comment: 4) Please provide evidence of where bicycles will be stored that is secure and covered. This development would require 1 space per dwelling.

Response: See Block Plan already submitted.

WSCC Comment: 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.

Response: Comment noted

Response to Neighbours Representations

Our comments in response to the main points raised are in red as follows:

Neighbour concern: The use of the proposed Access and obstruction of pedestrian access

Response: The proposed access is existing and is already used on a daily basis by commercial vehicles of all sizes entering and leaving the Engineering works and such usage would reduce in terms of the number of anticipated trips and the nature of the type of vehicle would change from Commercial to domestic vehicles as a result of the development proposed (see WSCC Highways comments). This is an improvement on the existing situation and no authorized or right of pedestrian access would be lost as a result of the development.

Neighbour Concern: Overlooking

Response: No overlooking from any ground floor habitable rooms would occur as a result of the development proposed given the siting of proposed dwellings, distance to boundaries and the ability for appropriate boundary screening to be provided in response to any standard conditions imposed on any permission granted. Overlooking of private garden areas would be limited to oblique angles from first floor bedroom windows which is in any case a common place situation in any urban residential area and already occurs here.

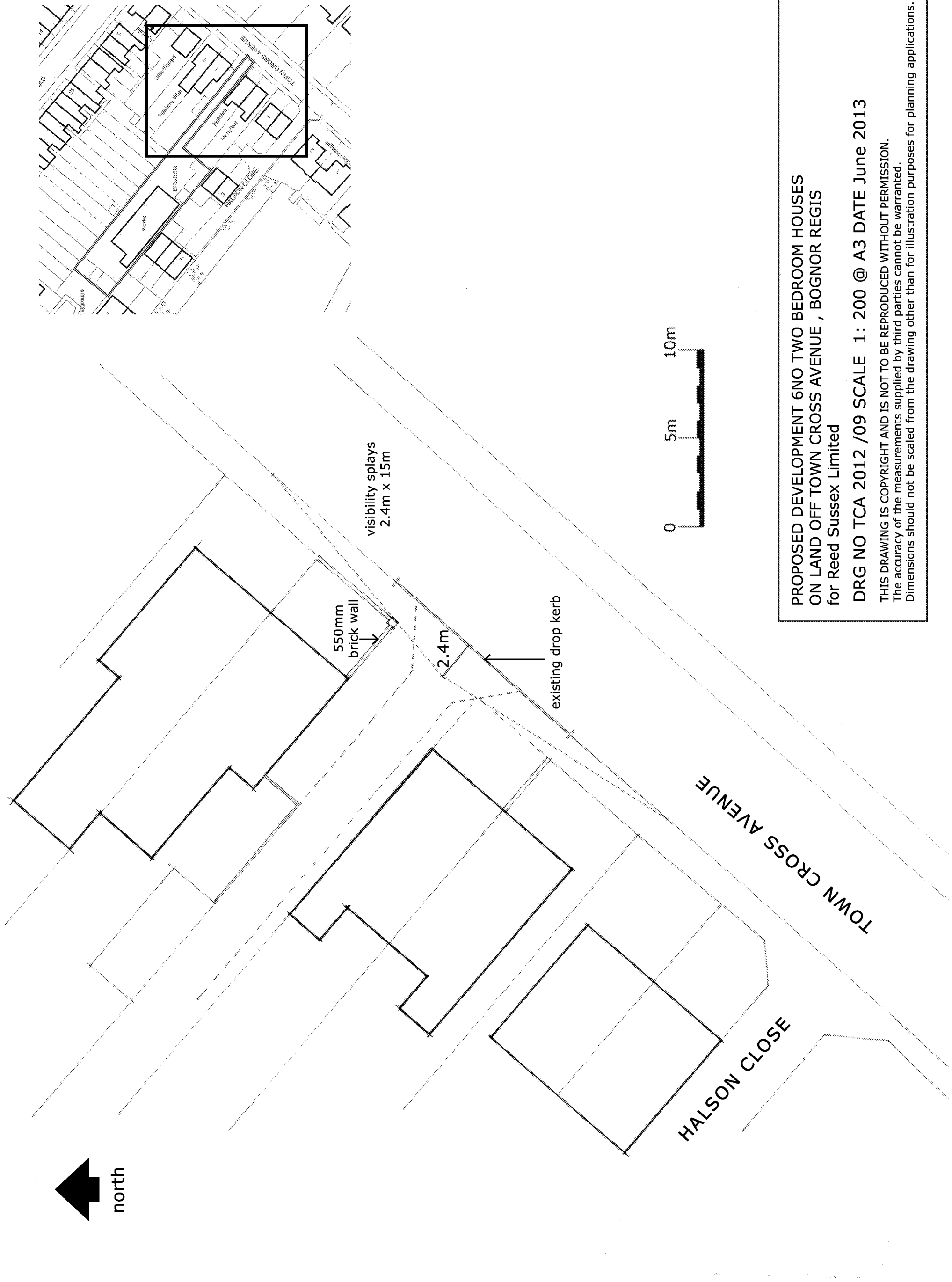
Neighbour Concern: Bin storage and Impact on amenities

Response: No impact would arise as the proposed bin store would be enclosed in accordance with standard arrangements in place in many residential schemes of this kind.

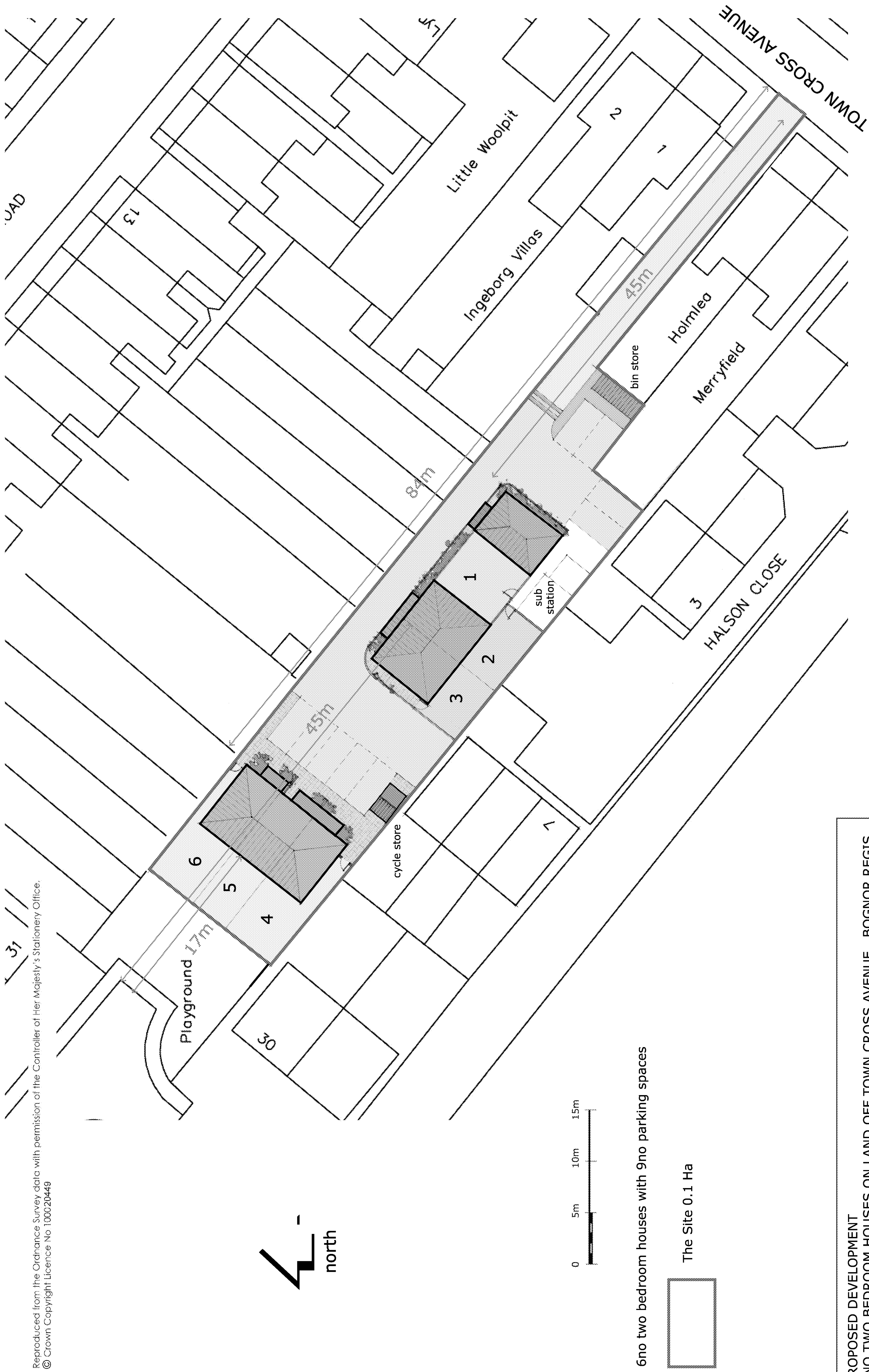
Neighbour Concern: Building Disturbance

Response: This would be limited to the duration of the proposed build only and could in any case be limited and controlled through the use of standard conditions imposed on any permission granted.

Paul Collins BA (Hons) DipTP MRTPI on behalf of the Applicant 11 June 2013



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6no two bedroom houses with 9no parking spaces

The Site 0.1 Ha

PROPOSED DEVELOPMENT
6NO TWO BEDROOM HOUSES ON LAND OFF TOWN CROSS AVENUE , BOGNOR REGIS
for Reed Sussex Limited

DRG NO TCA 2012 /03 SCALE 1:250 @ A2 DATE November 2012

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