

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	31 October 2019
LOCATION:	Bishop Tufnell C Of E Junior School Pennyfields Bognor Regis PO22 6BN
SUBJECT:	FP/197/19/PL Glazed corridor link between the Infant and Junior schools, extension to staffroom & internal alterations which combine the administration areas so the building functions as one school.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The proposed seeks a glazed corridor link between Bishop Tufnell Junior & Infant Schools, with an extension to the staffroom & internal alterations which combine the administration areas so the building functions as one school.

No changes are proposed to the number of staff employed and no details have been provided that lead me to believe the proposal will directly result in an increase in the number of pupils.

The majority of the works are internal of the site and do not impact upon the public highway. However there are some access works that required Local Highways Authority consideration.

Visitor Access

The visitor pedestrian access point east of the main vehicular access gate is to be slightly relocated to a point within the splayed main vehicular entrance. While this does not impact upon the public highway the applicants would be advised to replace the cobbled

area that connects this point to the maintained footway to ensure accessibility for all users.

Pupil Access

A pupil pedestrian access point will be created on the southern boundary, at the eastern side of the site. Again the access works here do not impact upon the maintained highway, and there is some benefit in relocating these pedestrian movements away from the main vehicular access and residential property at the western extent of the site.

Emergency / Maintenance Access

The existing pupil access point at the western extent of the site, via Pennyfields, will be replaced with an emergency / maintenance vehicle access point. Pennyfields is an unclassified cul-de-sac / no through road.

There are no highway concerns with vehicular visibility at this point. I would ask that the boundary hedging for 2 metres either side of the access point (and 2 metres within the site), is replaced with railings or similar to ensure maximum pedestrian visibility is provided at this point.

The access will need to be provided with a dropped crossing which must be implemented to under licence to a specification obtained from WSCC Highways. This will also require the removal of the pedestrian guard railing in this location.

Specific details of any crossover works here have not been demonstrated, these will need to be provided and secured via planning condition. I have suggested a condition below to secure these details though the applicant may wish to agree the specifics of the crossover (location and width) prior to determination.

Parking

The works will impact upon some of the existing car parking spaces. It is proposed to create an additional 8 spaces as a result. From inspection of the proposed ground floor plan these spaces will be appropriately sized, accessible and given the opportunity to turn on site.

Other Matters

The construction process should take into consideration the use of the site and therefore it would be asked that planning conditions are used to control delivery of plant /equipment/materials outside the normal school set-down and pick-up periods.

I also recommend the imposition of a condition to require the submission of a Method Statement to ensure that pupils, staff and visitors are segregated from the construction areas.

Conclusion

The Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions would be advised:

Access

The use of the emergency / maintenance access point shall not commence until such time as the access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Pedestrian Visibility (Emergency / Maintenance Access)

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Pennyfields in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles, delivery timing of plant /equipment/materials and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Ian Hayward
West Sussex County Council – Planning Services