

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	4 February 2020
LOCATION:	Bishop Tufnell C Of E Junior School, Pennyfields, Felpham, PO22 6BN
SUBJECT:	FP/251/19/PL Altering of existing west access to site to allow for vehicular access for emergency & maintenance purposes only. Drop kerb formed to allow for vehicular crossover, area to include a new area of secure bin storage for the school. fence off waiting area separating it from public access & existing vehicular entrance areas.
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 Strategic Planning 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.

Summary

This proposal is for the alteration of an existing west access to allow for vehicular access for emergency and maintenance purposes, creation of new bin store and fencing off an existing waiting area. The site is located on Pennylands, an unclassified no-through road subject to a speed limit of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously received a highways consultation request for this site under application FP/197/19/PL. The LHA raised no objections to this proposal. The planning authority permitted the application.

Content

The existing early years drop off/pick up area to the east of the site is to be fenced off. From inspection of local mapping, the proposed segregation would result in the loss of four existing car parking spaces. The plans suggest that these parking spaces will not be replaced. As such, parking would have to be accommodated elsewhere on site, or on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would detriment to highway safety. The LHA does not anticipate that the overspill parking from a reduction in four car parking spaces would result in a severe highways safety concern. The planning authority may wish to consider the potential amenity impacts of a slight increase in on-street parking demand.

The existing pupil access point to the west of the site is to be altered to form a vehicular access for emergency and maintenance purposes only. The proposed works will require a dropped kerb, which is subject to a licence obtained through the local area office. The vehicle crossover (VCO)

would be constructed to a specification agreed with the local area engineer. The works will also require the removal of the pedestrian guard railing in this location.

There are no apparent vehicular visibility issues at the proposed access. However, the LHA requests that boundary hedging for two metres either side of this access point (and two metres within the site) is replaced with railings or similar to ensure maximum pedestrian visibility is provided in this location.

The LHA does recommend that a condition is imposed to control delivery of plant/equipment/materials outside the normal school set-down and pick-up periods. We 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 LHA does not consider that this proposal would have 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 LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Access

The use of the emergency/maintenance access 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 contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles 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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Kyran Schneider
West Sussex County Council – Planning Services