

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 19 April 2012

**FROM: Debbie Farrell TO: Arun District Council
FAO: Paul Stack**

SUBJECT: FP/36/12 - Detailed planning permission for temporary access for period of 18 months to serve first phase of residential development - amendment to previously approved FP/26/09 (Dual Parish with Yapton).

Site 6, Stanover Lane, Felpham, Bognor Regis, West Sussex, PO22

CONSULTATION DATE:

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☒
Objection	☒	No Objection	☐	Refusal	☐

Our comments in relation to the previous approval FP/26/09 are summarised as follows:

- Whilst the temporary access is in operation, the relief road will in effect be a no through road..... traffic flows would be expected to be low.
- Principle of reduced visibility splays of 2.4m x 45m are therefore acceptable.
- The temporary access should not be in place any longer than actually required. It would therefore be recommended that the use of the temporary access should cease upon the satisfactory completion of the permanent residential access from the Relief Road roundabout or at the very latest 12 months after the temporary access is formed.

The construction of the BRRR has moved forward since these comments were made. Additional traffic is now using the road and it is likely that the eastern most section of the road (from Flansham Lane to the second roundabout) will become public highway by November 2012.

Visibility from the temporary access onto the BRRR is substandard, which was acceptable given its purpose and the low traffic flows. However, it is not acceptable onto a public highway with increased traffic flows and speeds. In addition, it is also possible that the BRRR (in its entirety) could open before the 18 month period is complete.

The highway Authority would therefore object to the 18 month period as proposed.

However it may be possible to accept a reduced time frame. The permanent access to the residential development is now complete and could be used to access the development. Can the applicant provide justification as to the need to keep the temporary access open for an additional period.

**Debbie Farrell
Strategic Planning**