

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	Highways, WSCC
DATE:	12/02/2019
LOCATION:	46a and 46b Pier Road, Littlehampton, BN17 5LW
SUBJECT:	LU/182/18/PL Demolition of the existing buildings and erection of 2 No. new buildings incorporating commercial (A1) at ground floor with 4 No. new residential units above.
DATE OF SITE VISIT:	20/09/2018
RECOMMENDATION:	☐ Advice ☒ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

This proposal is for the demolition of the existing buildings and erection of two new buildings with commercial (A1) use to the ground floor and 4 residential units above. The site is located on Pier Road, a C-classified road subject to a speed limit of 30mph. A site visit was carried out on 20th September and the LHA requested the below further information in order to assess the proposal:

- Identification of any servicing requirements for both the proposed use and any other existing users
- Demonstration of maximum achievable visibility at the access onto Pier Road.
- Demonstration, via swept path tracking, that vehicles are able to turn on site and manoeuvre into and out of the parking spaces sufficiently.

The LHA has been re-consulted on this application following the submission of revised plans and elevations, including a revised site plan.

Access and visibility

The site is accessed via an existing vehicular access onto Pier Road and no alterations to this are proposed. The applicant was requested to provide details of any servicing requirements (for both the proposed use and any other existing users) in order for the LHA to fully comment on whether there would be any significant highways implications as result of this proposal. No such information has been submitted by the applicant, as such the LHA cannot determine whether there is any current or existing use of the access, including servicing for neighbouring sites that may result in the access being blocked. Based upon the information provided, the LHA would anticipate that this proposal represents a significant intensification of use of the access.

The applicant was requested to provide maximum achievable visibility splays at a 2m X distance. Manual for Streets (MfS) sets out a minimum sight stopping distance of 43m for a 30mph road. The revised plans demonstrate maximum achievable visibility of 2m x 32m to the north and 2m x 12.5m to the south. Visibility to the south has been demonstrated as severely substandard for the anticipated road speeds. A reduction in visibility splays can be accepted when a speed survey has been conducted demonstrating 85th percentile speeds in accordance with the achievable visibility splays. A speed survey has not been undertaken to support visibility splays of 12.5m to the south of the access. Visibility splays of 12.5m would equate to road speeds of 11mph - the LHA does not anticipate that vehicles would be travelling at these speeds in this location.

Parking and turning

The applicant proposes to provide three covered parking spaces for the residential use. The applicant was previously requested to provide swept path tracking in order to demonstrate that vehicles can manoeuvre in and out of the proposed spaces and turn on site in order to exit onto the public highway in a forward gear. The applicant has not provided swept path tracking and as such has failed to

demonstrate that vehicles can turn on site. The LHA would not support vehicles reversing onto the public highway in this location due to the severely substandard visibility at the access.

Conclusion

In conclusion, the LHA considers that the applicant has not demonstrated safe and suitable access for the proposal. The application is anticipated to result in a material intensification of use of a substandard point of access and would result in an unacceptable impact on highway safety contrary to paragraph 109 of the National Planning Policy Framework. The applicant is advised to consider providing a nil parking provision for the development.

Nicola Fry
West Sussex County Council – Planning Services