

[REDACTED]

From: [REDACTED]
Sent: 15 March 2019 13:06
To: Stuart Corbey
Cc: Nicola Fry; Juan Baeza
Subject: RE: LU/182/18/PL - 46A & 46B Pier Road

Hi Stuart,

Following our conversation yesterday I have had the opportunity to speak with Ian Hayward who saw the site with Nicki in September 2018. The site does have an access which is substandard and our comments to that are still considered accurate. However what has changed since our consultation response dated the 12th February is confirmation from the applicant that the site has been used by a number of vehicles in the past and we accept that this could have occurred at any one time. The information has to be taken in good faith and accurate. In addition to the above we have undertaken a check on the accident records at the proposed point of access onto Pier Road, an investigation of this suggests there have been no recorded accidents in the last 10 years, this confirms there have been no accidents in relation to the proposed use of access point.

Therefore based on the information provided by the applicant we would accept that there is unlikely to be any material change to the traffic patterns as a result of the application and on that basis not raise an objection to the proposals.

Hope the above is of assistance.

Jamie

Jamie Brown MCIHT| Senior Planner, County Highways, Planning Services, Economy,
Planning, and Place Directorate
West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester,
PO19 1QT

[REDACTED]

From: Stuart Corbey [mailto:Stuart.Corbey@arun.gov.uk]
Sent: 07 March 2019 14:08
To: Jamie Brown; Nicola Fry
Cc: Ian Gledhill
Subject: RE: LU/182/18/PL - 46A & 46B Pier Road

Hi Ian and Jamie,

Hope you guys are well.

In Nicola's absence until 18th March are you able to advise on this issue. See attachments and our reconsolidation response below.

The application has already provided the attached argument.

Please call if you'd like to discuss. I'm around in the office all day Friday 8th March.

Thanks

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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:	
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

From: Stuart Corbey
Sent: 06 March 2019 17:29
To: [REDACTED]
Cc: [REDACTED]
Subject: LU/182/18/PL - 46A & 46B Pier Road

Nicola,

Further to your consultation response (12/02/19) for the above application you don't seem to give a justification in regard to your last statement which appears odd.

You imply nil parking is required for the scheme.

Could you elaborate on this and provide a Policy argument please.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.