

FROM: Chris Pratt

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: LU/184/15/PL - Erection of 5 No. dwellings with access from Beaconsfield Road

118 & 120, Wick Street, Littlehampton, West Sussex, BN17 7JT

RECOMMENDATION:

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

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 Local Development 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.

West Sussex County Council (WSCC) was consulted previously on Highway Matters for this location under planning application no.LU/59/12 which related to the construction of 13 flats on the site, to which no objections were raised.

WSCC have now been consulted on an application for the erection of 5 dwellings comprising of 1 x 2 bedroom dwelling and 4 x 3 bedroom dwellings as the flats were not viable.

Site access is from Beaconsfield Road; a narrow residential street with a carriageway width that restricts movements to one-way flow. This acts as a natural traffic calming feature making it difficult to achieve higher speeds. Vehicles are restricted from accessing Beaconsfield Road from the North by way of signed 'No Entry'.

As part of the redevelopment of the site a new access will be created to provide a parking court for 9 vehicles (an increase of 7 cars). This is in accordance with West Sussex County Councils Parking Calculator. Although tight, there is sufficient turning space for vehicles to enter and exit Beaconsfield Road in forward gear.

Visibility splays will be similar to the previously approved development of flats which were not in accordance with Manual for Streets guidance which recommends visibility in-line with desirable 'Speed Stopping Distances'. However, it is clear from observing the road that vehicles speeds are particularly low and that the achievable visibility splay of 23m to the south would be sufficient. Movements from the north will be very infrequent given the restrictions in place. The road is unlikely to attract through movements and residents will expect the emergence of vehicles from properties along the length of Beaconsfield Road.

Consideration should be given to the access of construction vehicles given the constrained nature of the access road. The Highway Authority would recommend that a Construction Management Plan is sought via condition, providing detail on the size of vehicle used, swept path diagrams to demonstrate adequate access and any proposed mitigation measures.

The site is situated within a sustainable location with good access to public transport links. Cycle stores are located in each garden with space for 2 bicycles per dwelling, which accords with West Sussex County Councils parking standards.

The provision of 5 residential dwellings would represent a modest increase in traffic generation and would not result in a material impact on Highway capacity.

The Highway Authority raises no objection to the proposed development and would recommend the following conditions;

Access

No development of the site shall commence until the vehicular access serving the proposed dwelling has been constructed in accordance with the approved planning drawing.

Reason – In the interests of road safety.

Construction plant and materials.

No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason – To avoid undue congestion of the site and consequent obstruction to the highway.

Construction Management Plan

No development shall commence until a construction management plan has been submitted to, and approved by, the local planning authority. Thereafter the agreed plan shall be implemented and adhered to throughout the period of construction associated with the development.

Reason - In the interests of road safety.

Cycle parking

No dwelling, hereby approved, shall be not occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.

Reason – To provide alternative travel options to the use of the car.

Vehicle parking and turning

The dwelling, hereby approved, shall not be occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason – To provide adequate on-site car parking and turning space for the dwelling.

Visibility

No development shall be commenced until visibility splays of 2.4 metres by 23 metres to the south have been provided at the centre of the proposed site vehicular access onto Beaconsfield Road . These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason – In the interests of road safety.

Informative

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Chris Pratt
Strategic Planning