

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Jessica Riches
FROM:	WSSC – Highway Authority
DATE:	31 October 2024
LOCATION:	Land North of Sefter Road and West of main access to new development Pagham
SUBJECT:	P/104/24/PL Erection of Ambulance Community Response Post (ACRP) and provision for parking of two emergency vehicles. This site falls within Strategic Site SD2, CIL Zone 1 (Zero Rated).
DATE OF SITE VISIT:	Desktop study undertaken (site visited at outline application stage)
RECOMMENDATION:	Advice/no objection

This is the WSSC Highways response to the above planning application seeking erection of Ambulance Community Response Post (ACRP) and provision for parking of two emergency vehicles.

Site location and access.

The site is located off the spine road serving a new residential development known as 'Regis Park' currently being constructed by Taylor Wimpey Homes. Access to it is via a crossover-style driveway that has already been constructed as part of a S38 road adoption agreement currently between the developer and WSSC as Highway Authority.

With regard to visibility from the access point, it is observed that a hedge is proposed along its southern edge and taken up to the highway boundary. The Highway Authority will require that this hedge, when mature and where it meets the highway, does not exceed 0.6m high in order to maintain visibility and intervisibility with other highway users, including pedestrians. A condition to secure this should be attached to any planning consent granted.

Parking.

The proposal includes provision for the parking of two ambulances which, according to the Planning Statement submitted alongside the application, states that it is a unique use where the expected attendance would likely be by one ambulance crew but possibly two, from time-to-time. On that basis, space for two vehicles has been included within the driveway area shown on the submitted plan.

Given the intended use/operation of the site, no cycle parking is proposed.

Conclusion.

Subject to the following conditions being attached to any consent, the Highway Authority raises no objection to the proposal:

1. Pedestrian Visibility (details required)

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 Harvest Drive 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.

2. *Car parking space (details approved)*

No part of the development shall be first occupied until the parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide parking spaces for the use.

Tim Townsend
West Sussex County Council – Planning Services

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

[REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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