

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Spring
FROM:	WSCC - Highways Authority
DATE:	7 May 2020
LOCATION:	Land adjacent to Sefter School House, Sefter Road, Bognor Regis, PO21 3EE
SUBJECT:	P/116/19/OUT Outline application with all matters reserved for the erection of 4 No. semi-detached 3-bedroom houses & 2 No. detached 4-bedroom houses with associated access, parking & gardens. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

I refer to your consultation in respect of the above planning application and would provide the following comments.

Site Background

The proposal is for the outline application for the erection of four No. semi-detached 3-bedroom houses & two No. detached 4-bedroom houses with associated access, parking & gardens. The proposal seeks the outline permission for Access.

The site is located on Sefter Road a 'C' Classified Road subject to a 60 mph Speed limit. As a result, the Local Highways Authority (LHA) will refer to Design Manual for Roads and Bridges (DMRB) as guidance.

Previously the Local Highways Authority (LHA) received consultation on matters at this location. The LHA gave advice on the proposal. However the applicant has resubmitted new plans and amended the proposal description to now state expect for all matters reserved except for access. As a result, the LHA provides the following comments.

The Local Highways Authority (LHA) has viewed the submitted plans and documents, taking a view that the applicant has not submitted clear enough details to assist in the LHA's recommendation for the Local Planning Authority (LPA). The LHA has provided comments below outlining the issues. These amendments will allow the LHA to make a thorough decision on highways safety grounds.

The LHA wishes to outline the issues that will need addressing before a formal recommendation can be made to the Local Planning Authority (LPA). This list will be followed with more detail below.

- Visibility,
- Access Details,

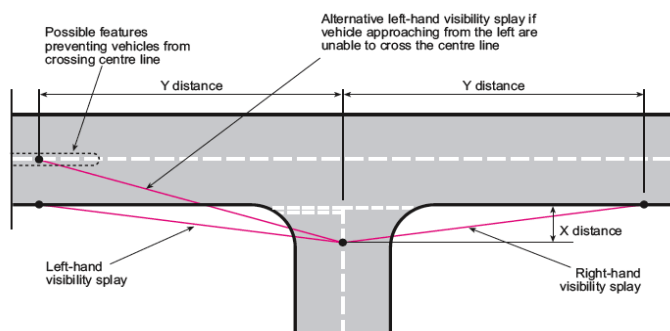
Access

It does not appear that the applicant has clarified if they wish to implement a Vehicle Crossover (VCO) License or a Section 278 Minor Works agreement for the access works. For the LHA to recommend the correct route to progress with, we ask if the applicant can clarify the route in which they wish to take.

Visibility

The applicant has not demonstrated maximum achievable visibility splays at either the existing or proposed access points. For the LHA to consider the suitability of a new access we would request these details to be provided.

All Visibility splays must include a 2.4m setback distance from the kerb edge of the footway and span in both directions to the kerbed edge. The splays must not intersect third party land, be located solely within land under the control of the applicant or within the Publicly Maintained Highway, and include the current road geometry. We have provided a diagram below for your guidance only.



The LPA and Applicant should be advised that depending on the result of such information that the LHA may require an additional 7-day speed survey to be conducted.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

The applicant and Local Planning Authority should be aware that the information provided for this request, might result in the need for further documentation upon resubmission.

Stephen Garrard
West Sussex County Council – Planning Services