

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: David Spring                                                                                                                                                                                                                                                           |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                                                            |
| <b>DATE:</b>                    | 28 May 2020                                                                                                                                                                                                                                                                                          |
| <b>LOCATION:</b>                | Land adjacent to Sefter School House<br>Sefter Road<br>Bognor Regis<br>PO21 3EE                                                                                                                                                                                                                      |
| <b>SUBJECT:</b>                 | P/116/19/OUT<br><br>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.<br><br>More information received. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                  |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                                                                                               |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                                                                                                                                  |

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 Planning Services 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.

### 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.

### Access

A speed survey has been conducted in proximity of the site. This determined the road speeds to be 38.6 mph Eastbound and 38.5 mph Westbound.

The applicant has supplied visibility splays per these road speeds 94 & 120 metres. The LHA are satisfied with these details.

The applicant has supplied kerb radii details showing 6 metres and an access width of 6 metres. Tracking has been supplied showing a mixture of vehicles including a worse case scenario of a refuse truck. The LHA are satisfied with these details.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been a recorded injury collision within the vicinity of the site; Sussex Police do not however consider this the result of the presence of the existing access or road layout. Therefore, there is no evidence to suggest that the new access is currently operating unsafely.

With all the above considered, the LHA would not expect that the proposal would generate a highways safety concern at the proposed access.

### Reserved Matters Stage

At the reserved matter stage, the Local Highways Authority (LHA) would wish to see,

- *Vehicle and Cycle Parking Layout* –

The applicant should be aware that for the LHA to consider vehicle parking spaces towards the parking provision of the dwelling they should measure no less than 2.4 x 4.8 metres.

A turn on site is preferred where possible. This should allow all spaces to be accessed. The LHA considers 6 metres to the rear of any parking space adequate to perform such a manoeuvre.

Cycle storage shall be provided in accordance with Manual for Streets (MfS) and WSSC guidance for covered, lockable storage.

### Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

*The LHA advises the LPA that if they are mindful to permit the above application then to attach the following conditions and informative:*

### Conditions

#### *Visibility Splays*

The use of the access shall not commence until visibility splays of 2.4 x 94 metres and 2.4 x 120 metres have been provided at the proposed site vehicular access onto Sefton Road in accordance with plans and details submitted to the Local Planning Authority. The splays shall be maintained and 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.

#### *Access Closure*

The use of the access shall not commence until the Existing Access has been closed off in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

#### *Access*

The use of the car parking space(s) shall not commence until the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

#### Informative

##### *Section 278 Agreement of the 1980 Highways Act - Works within the Highway*

The Local Highways Authority (LHA) advises the applicant 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 should note that it is an offence to undertake any works within the highway prior to the agreement being in place.

**Stephen Garrard**  
**West Sussex County Council – Planning Services**