

Daun Johnson

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From: [REDACTED]
Sent: 29 October 2012 12:00
To: Planningecons
Cc: [REDACTED]
Subject: Re: Fw: Planning Consultation on: P/84/12/

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**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 29th October 2012

FROM: Dominic Smith TO: Arun District Council
FAO: Miss K Rawlins

SUBJECT: P/84/12

New access road & amendment to curtilage of Plot 1 - amendment to approval P/44/09 (resubmission following refusal P/30/12).

Car Park Land Off, 1, Sandy Road, Pagham, West Sussex, PO21 4SP

RECOMMENDATION:

Advice	X	Modification		More Information
Objection		No Objection	X	Refusal

Summary

The applicant has submitted a revised application following refusal of P/30/12. The new application proposed that access via Sandy Road is closed off and that access to the site is achieved solely via Beach Road.

On balance, the Highway Authority is of the view that the revised proposal would represent an improvement to the existing arrangement and provide clarity to users of the Highway. No objection is raised subject to conditions.

Report

Access is currently via Sandy Road, which provides access to the existing residential properties and the car park. Permission has already been granted for the provision of 9 residential dwellings on the car park site. Whilst existing movement of the car park has not been detailed, I anticipate that movements occur in spurts and is likely to be seasonal in operation. The traffic generation associated with 9 dwellings is likely to be lower than that of the car park use.

It is proposed that the Sandy Lane access will be closed and that all access to residential properties will be via the new junction. It is noted that there have been no recorded injury accidents at the Sandy Lane junction. From observation of the site it is evident that the existing junction does not have the appearance of a planned junction and suggests that the arrangement might have evolved over time. Any new junction will have the benefit of being designed to accord with current Highway design guidance and given technical approval via a Highway Works License.

In this instance Manual for Streets (MfS) would be the appropriate design guidance. MfS indicates that there is no evidence to suggest that the spacing of junctions is detrimental to highway safety and that the operation of the junctions should be considered on the whole.

The positioning of the existing access forms a cross roads with Sea Lane and exits directly onto a give way line on The Parade. Movement into the access from both Sea Lane and The Parade could be confusing to other users of the Highway given its position, and movements from Sea Lane could do so at higher speeds than desirable given the alignment and unusual road layout. The positioning of a vehicle as a result of exiting Sandy Road and stopping at The Parade give way might make it difficult to observe traffic travelling north along Beach Road towards Sea Lane. There will be significant interaction between Sea Lane, The Parade and Sandy Road. A majority of movements will either be

directly across from Sea Lane, left or right out of Sandy Lane into the Parade and left in from The Parade, with some limited movement from a right in from The Parade.

Whilst the 'New Access' is opposite what appears to be a roundabout arrangement, it is noted that give way lines onto Beach Road results in the arrangement operating as a priority junction. It is noted that visibility to the south is very good although to the north it is limited by the proximity to the junction. Although speed counts to the south of the point of access have indicated an 85th percentile speed of approx 25mph, it is considered that at the give way point of the junctions to the north that vehicle speeds will be much slower or stationary. Visibility can be achieved across both The Parade and Sea Lane give ways. There is unlikely to be interaction between the 'New Access' and the access opposite the junction, as well as very limited movement from a northerly direction off Beach Road. The majority of movements in and out of the junction are likely to be either left in or right out.

Any planting within the visibility splays should be kept to a maximum height of 600mm.

On balance, it is considered that the closing of Sandy Lane with movements routed via New Access will provide an improvement to the current situation and would accord with guidance set out in Manual for Streets.

Conditions

Access

No part of the development approved under reference P/44/09 shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing 598/11.

Reason: In the interests of road safety.

Access closure

No part of the development approved under P/44/09 shall be first occupied until such time as the existing vehicular access onto The Parade has been physically closed in accordance with the approved drawing 598/11.

Reason: In the interests of road safety.

Prevention of Surface Water Draining onto Public Highway

No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: In the interests of road safety.

Visibility

No part of the development shall be first occupied until visibility have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority based on the approved access drawing 598/11. Once provided the splays shall thereafter 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.

Pedestrian Visibility

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 Beach Road in accordance with plans and details 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.

Informative - Section 278 Agreement of the 1980 Highways Act: Works within the Highway

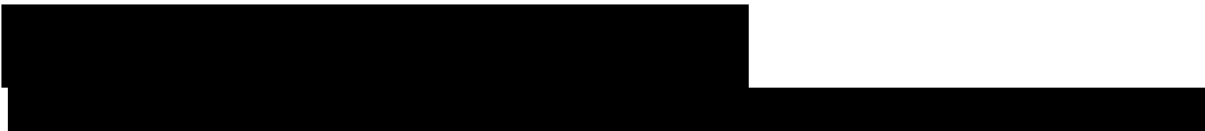
The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence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

Dominic Smith

Strategic Planning

Dominic Smith	Planner, Strategic Planning, West Sussex County Council	Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH
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25/10/2012 15:30

cc
Subject Planning Consultation on: P/84/12/

DO NOT DELETE

To: **WSCC(ROW/Strategic/Highways/Archaeology/Ecology)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION NO: P/84/12/

Registered: 23rd October 2012

Site Address: Car Park Land off Sandy Road Pagham PO21 4SP

Grid Reference: 489085 97352

Description of Works: New access road & amendment to curtilage of Plot 1 -
amendment to approval P/44/09/ (re-submission following refusal P/30/12/)

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

Click here to view the application details

Should you have any comments to make, these should be sent by replying to this email by 29-NOV-12.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Miss K Rawlins who can be contacted on telephone number 01903 737500 x 37314.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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