

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	Highways, WSCC
DATE:	12/12/2018
LOCATION:	Florabunda, Bilsham Road, Yapton, BN18 0JN
SUBJECT:	Y/78/18/HH Vehicular access.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£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.

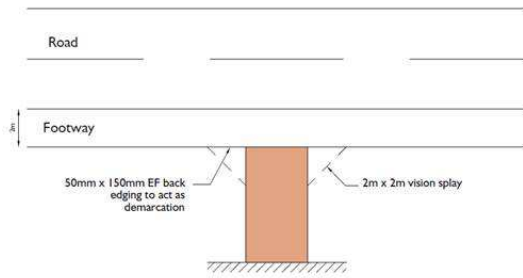
This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the construction of a vehicular crossover (VCO) to the site frontage. The site is located on Bilsham Road, a B-classified road subject to a speed limit of 30mph in this location.

The proposed plans indicate that the proposed VCO will be approximately 4m in width. A licence will be required for the proposed access and must be constructed to a specification agreed with the Local Highway Engineer.

The applicant has not provided vehicular visibility splays; however visibility appears sufficient for the anticipated road speeds in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the road network is operating unsafely or that the addition of a single VCO would exacerbate an existing safety concern.

The proposed plans demonstrate pedestrian visibility splays, however these do not appear to have been drawn to WSCC standards. Due to the proximity of the site to bus stops and local shops and services, there is a benefit to ensuring that pedestrian visibility is maintained. Pedestrian visibility splays should be taken 2m back into the access and a distance measured along the back of the footway for 2m on each side of the access, as demonstrated below. There should be no obstructions over 0.6m within these splays. Details of pedestrian visibility can be secured via condition.



The proposed plans indicate that parking for two vehicles will be provided on site. The proposed area of hardstanding meets the minimum specifications of 2.4 x 4.8m per parking space as set out in Manual for Streets. A turn on site would be preferred however neighbouring properties operate similar arrangements without evidence of safety concern.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact 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.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan.

Reason: In the interests of road safety.

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 Bilsham Road 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.

Car parking space

No part of the development shall be first occupied until the car 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 car-parking space for the use

Nicola Fry

West Sussex County Council – Planning Services