

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Castro-Parker
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	1 September 2019
LOCATION:	Land at Electricity Sub Station Ford Road Arundel BN18 9DX
SUBJECT:	AB/88/19/PL 38 No residential apartments (9 No 1-bed units & 29 No. 2-bed units) along with access, off-street parking, amenity space & enhancements to the local footpath network.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Objection / More Information
S106 CONTRIBUTION TOTAL:	TBC

Background

The application is for the provision of 38 residential apartments at Land at Electricity Sub Station, Ford Road, Arundel. The site is located approximately 100m south of the A27/Ford Road roundabout.

Pre application advice was provided to the applicants transport consultant in August 2018.

Access

Vehicular access is provided in the form a simple priority junction onto Ford Road in the vicinity of the existing site access, a 4.8m width carriageway and 6m radii would be provided. Visibility splays of 2.4m x 57.4m in the primary direction (to the north) and 2.4m x 64.2m to the secondary (south) can be provided over and above MfS requirements for a 30mph. Whilst a speed survey has not been provided by the applicant historical data shows 85th% speeds along Ford Road of 30mph and as such the visibility splays are acceptable.

Whilst section 7.27 of the planning statement details that a Safety Audit has been included within the Transport Statement, this is not the case and one should be undertaken / provided.

Pedestrian Access

A pedestrian access from the site is provided onto Ford Road 30m south of the vehicular access, dropped kerbs are to be provided across Ford Road to access local bus stops and across the site vehicular access. The applicant should provide details on why the crossing is set back of the pedestrian desire line.

The planning statement details the scheme allows for a widening of the footway along the site frontage. Information should be provided on the additional width to be provided as part of the application as the land within the red line boundary to the Ford Road frontage is shown as amenity grass within the landscape plan submitted.

Trip generation

The TRICS database has been utilised to calculate the development is anticipated to generate 11 two way vehicle movements in the AM peak and 12 in the PM peak with a total of 126 two way daily movements.

Parking

The site is to provide 57 parking spaces which has been calculated using the old WSCC parking standards. In August 2019 WSCC adopted new parking standards, utilising the new parking calculator the development would be expected to provide 57 spaces if they were all unallocated or 69 if each unit had an allocated space. The draft Arun parking SPD also includes the requirement for each unit to be provided with two spaces (76 total).

Information is requested on the height of the Raised Access / Amenity deck and the ability for vehicles such as supermarket delivery vehicles to access the development.

Information is also requested on how parking would be restricted and enforcement regime on the PROW as any Parking on the PROW is considered to be an obstruction and is not permitted. Any vehicular parking associated with the development – in its construction or occupation - must not encroach upon the PROW.

A colour plan of the vehicle tracking is also requested to confirm that all of the car parking spaces can be utilised.

Cycle parking is shown on the lower ground floor, confirmation should be provided that it is accessible to visitors or additional cycle parking provision provided.

PROW

PROW 3080 runs between Ford Road and the River Arun, PROW 206 then provides

a connection under the A27 towards the centre of Arundel. Comments on improvements to the PROW network will be provided separately.

Conclusion

An objection is raised as a stage 1 road safety audit has not been provided.

Further information is also requested on:

- Location of pedestrian crossing of the site access.
- Widening of footway along the site frontage of Ford Road.
- Consideration of the level of parking provided.
- The height of the raised deck and ability of super market delivery vehicles to access the site.
- Visitor cycle parking.
- The level of parking to be provided and measures to restrict parking on the PROW.
- Colour plan of vehicle tracking.

Stephen Gee

West Sussex County Council – Planning Services