

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: David Spring                                                                                                                                                 |
| <b>FROM:</b>                    | Stephen Gee WSCC - Highways Authority                                                                                                                                                      |
| <b>DATE:</b>                    | 4 March 2020                                                                                                                                                                               |
| <b>LOCATION:</b>                | Land at Electricity Sub Station<br>Ford Road<br>Arundel<br>BN18 9DX                                                                                                                        |
| <b>SUBJECT:</b>                 | AB/88/19/PL<br><br>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. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                        |
| <b>RECOMMENDATION:</b>          | Objection / More Information / Modification / Refusal                                                                                                                                      |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                        |

It is understood Arun DC are to determine the application.

At present a number of issues raised in my previous comments have yet to be resolved and as such should you wish to determine the application then a Highway Objection and recommendation of refusal would be raised by WSCC.

### Issues Addressed

- A Stage 1 RSA has now been undertaken and the recommendations accepted by the designer.
- Location of the proposed pedestrian crossing across the site access serve has been discussed and is accepted.
- Parking levels - Arun DC should consider if the levels of parking and EV provision accord with the Arun Parking SPD.
- Vehicle tracking - A colour plan has been provided and is acceptable.

### Issues not addressed

- Widening of footway along the site frontage - No updated drawings have been provided to detail this. It is noted that a condition could be imposed to control this.
- Provision of a segregated footway along the access road - No updated drawings have been provided to detail this. It is noted that a condition could be imposed to control this.
- Visitor Cycle Parking - No updated drawings have been provided to detail this. It is noted that a condition could be imposed to control this.
- Height of the raised deck - the applicant has confirmed that the raised deck would have a minimum clearance of 2.5m however this has not be detailed in any plans. Without the revision concern is raised about the ability for vans and supermarket delivery vehicles to access the site which is likely to result in vehicles parking along the access road/right of way. In addition the applicant has not provided any information to detail if the demands of these vehicles could be accomodated on the highway network in the vicinity of the site.

## **Conclusion**

Due to the insufficient head room the proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority.

Should the applicant submit revised details as advised then this reason for refusal would be addressed.

Stephen Gee

**West Sussex County Council – Planning Services**