

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	12/06/2018
LOCATION:	Land west of Fontwell Avenue, 1 Fontwell Avenue, Eastergate PO20 3RU
SUBJECT:	AL/136/17/PL Erection of pair of semi-detached houses & new access onto A29 - This is a Departure from the Development Plan
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this application and provided comments dated 07/02/2018, 14/03/2018 & 04/05/2018.

More information had been requested pertaining to demonstration of visibility splays and vehicle tracking.

Subsequently revised plans have been submitted, namely CHI/17089/P (2 of 3) Revision A & CHI/17089/P (3 of 3) Revision A.

Visibility

I note to the north a 2.4 x 63 metre visibility splay has been annotated on the proposed site plan. This is greater than the minimum 59 metres splay as calculated using Manual for Streets Stopping Sight Distance calculation coefficients based upon the historic speed survey data of (37.1 mph 85th percentile approach speed). This splay seems to have been drawn to the extent of the highway boundary. As previously discussed the splay can be drawn up to 1.0 metre into the carriageway.

Nevertheless the Local Highways Authority is satisfied from the plans provided that formation of an appropriate splay in this direction will require the use of 3rd party land not considered public highway. Namely a slither of land associated with plot 2.

Given the nature of this site, which seems to have been split into different plots, the applicant should provide some clarification/assurances the formation of this splay is achievable in perpetuity.

For the reasons above I would also request the splay is demonstrated correctly prior to determination.

Vehicle Tracking

Vehicle tracking, for what is presumably an emergency or refuse vehicle, has been provided at the proposed southern access point. However it does not show how this movement works with the proposed internal access arrangements.

This should be addressed by the applicant.

Footway Provision

The latest plans seem to show what is a footway provision bounding both sides of the proposed southern point of access. This seems to mirror a similar provision previously secured at the northern point of access.

After inspection of the highway boundary data in this location the footway appears to extend a significant distance into the Fontwell Avenue carriageway.

Any proposed footway provision should be tied in with the existing provision, in this case the footway provision on the opposing side of Fontwell Avenue. This would require both sides to be provided with dropped crossing and tactile paving.

These matters should be addressed by the applicant.

Conclusion

I would not be minded to accept that this latest information demonstrates that safe and suitable access can be achieved at the southern extent of the site and therefore the Local Highways Authority is not in a position to support this application.

Please re consult once the above matters have been addressed.

Ian Hayward
West Sussex County Council – Planning Services