

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	5 August 2020
LOCATION:	Byfields and Nightingale Cottages, Nyton Road, Westergate, PO20 3US
SUBJECT:	AL/49/20/PL Demolition of 2 No existing dwellings & erection of 7 No. dwellings (1 being the replacement of Nightingale Cottage) with associated parking, bin store, alterations to the existing access & extension of the existing footway. This application part affects the setting of a Grade II Listed Building.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

Summary

This proposal is for the demolition of two existing dwellings and erection of seven dwellings, including alterations to existing access and extension of existing footway. The site is located on Nyton Road, a B-classified road subject to a speed restriction of 30 mph in this location.

The LHA conducted a site visit on 04/08/2020 at approximately 08:45 am. Nyton Road was moderately trafficked at this time, and road speeds appeared to be within the region of 30-35 mph. Visibility appeared sufficient east of the access but somewhat restricted to the west, due to the presence of vegetation.

WSCC in its role as Local Highway Authority (LHA) requests additional information from the applicant, subject to the below comments.

Access and Visibility

The applicant proposes a modification of the existing access, incorporating a 6m wide bellmouth with 8m kerb radii. The applicant has demonstrated vehicular visibility splays at this access, with splays of 2.4m x 65m to the west and 2.4m x 90m to the east. These splays are supported by seven-day speed survey data.

However, the western visibility splay appears to cross third party land. As such, this splay cannot be secured in perpetuity. How does the applicant propose to secure visibility at the access? The visibility splays must intersect land only within control of the applicant or within the publicly maintained highway and must be drawn to the nearside edge of the carriageway in both directions.

Parking and Turning

The applicant proposes 14 car parking spaces for this development (ten parking bays and four single-car garages). Under Arun Parking Standards (adopted January 2020), the LHA would anticipate that 14 parking spaces would be sufficient for a development of this size and location.

However, the LHA notes that garages must meet the minimum internal specifications for single garages of 3m x 6m set out in Manual for Streets (MfS) to be considered for vehicular parking provision. Additionally, when assessing vehicular parking provision, garages are regarded as 0.5 spaces. Consequently, the current plans have 10 parking spaces that can be considered for parking provision, which is below the requirements set out in Arun Parking Standards. The LHA advises the applicant to modify the plans to ensure adequate parking provision is proposed.

Conclusion

The LHA requires additional information before an adequate assessment can be made for this proposal. Please raise the above with the applicant and re-consult. Upon receiving this information, the LHA can assess this application further.

Kyran Schneider
West Sussex County Council – Planning Services