

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Simon Davis
FROM:	WSSC - Highways Authority
DATE:	15 January 2021
LOCATION:	Land to West of Hook Lane, Westergate, PO20 3TE
SUBJECT:	AL/79/20/OUT Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 No. dwellings & the creation of a new vehicular & pedestrian access on to Hook Lane. This application is a Departure from the Development Plan. Amended plans and new statements received.
DATE OF SITE VISIT:	16/11/2020
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been re-consulted on outline proposals for 10 x dwellings with matters of access sought. In comments dated 16th November 2020 the LHA requested further information on the proposed access arrangements.

Additional information and plans have been provided to address these points, as commented on below.

Access Arrangements & Visibility

Vehicular visibility splays from both the new bellmouth access and crossover to plots 1 & 2 have been demonstrated. These are shown as 2.4m by 40m extending to the carriageway edge of Hook Lane and using land that is publicly maintained highway and within red edge of the site. A 40m 'Y' distance is suitable to the 85th percentile wet weather speeds recorded (28mph southbound and 28.8mph northbound). These splays should be conditioned and maintained in perpetuity.

The transition from footway at the site access to shared surface within the site has not been detailed at this stage, though it is envisioned that these matters would be agreed at detailed design stage.

A dropped kerb tactile paved point crossing the new bellmouth junction has been indicated. The crossing points of Hook Lane either side of this junction have been removed as no footway is present immediately opposite the site access. Furthermore, consented development east of Hook Lane provides a crossing point north of the site.

Stage 1 Road Safety Audit (RSA)

A.2.1 - Proposed Vehicle Crossover - the new footway along site frontage features full height kerbs which may be obstruction to accessing plots 1 & 2 via crossover. Dropped kerbs should be provided. The Designer accepts issue - dropped kerb works will be identified at detailed design stage - auditor accepts response.

A.2.2 - Bellmouth Access - road gully and cover within access could lead to loss of control incidents and thus should be relocated. The Designer accepts issue - relocation will be assessed at detailed design stage - auditor accepts response.

The LHA consider that both issues raised in the RSA have been acknowledged and will be addressed at detailed design stage. As per previous comments the Designers Response should be provided in the format as per table F4 & F5 of GG119 so that LHA, as Overseeing Organisation, can sign this off.

Conclusion

In summary the LHA are satisfied that the access proposals have been suitably demonstrated as safe and suitable for all as per paragraph 108 of the National Planning Policy Framework (NPPF). The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (paragraph 109), and that there are no transport grounds to resist the proposal.

As the application is outline seeking matters of access approval only, details of the internal layout, car and bicycle parking would be expected at reserved matters stage.

If the Local Planning Authority is minded to grant planning consent the following conditions and informative notes would be advised:

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 approved plans.

Reason: In the interests of road safety.

Visibility

No part of the development shall be first occupied until visibility splays of 2.4m by 40m have been provided at the proposed site vehicular accesses onto Hook Lane in accordance with the approved planning drawing no. 5399/001 Rev B. Once provided the splays shall thereafter be maintained and 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.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVES

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

Katie Kurek

West Sussex County Council – Planning Services