

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ross Leal	
FROM:	Highways, WSCC – Matthew Bartle	
DATE:	14 May 2018	
LOCATION:	Pound Place Roundstone Lane Angmering BN16 4AL	
SUBJECT:	A/51/18/PL 71 bed care home	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal	

The highway authority has no objection to the proposed use.

A road safety audit and a response (looking at the site access from Roundstone Lane) have been sent in by the applicant's consultant. These do not raise any issues of major concern which cannot be dealt with at detailed design stage. However, the applicant must note that, regarding the footway to the north of the entrance, special consent may be needed from the County Council before any retaining structure is built within highway land.

A transport statement (TS) was sent in with the application. The statement reviews the highway and transport impacts of the proposed care home which is accessible by a variety of means of transport, including walking. The care home is expected to have a broadly similar traffic impact to that of the housing development on the site which received planning consent in 2015. The table below, extracted from the TS, shows the estimated total vehicle trips and the trip rate per bedroom for a typical weekday:

Table 4.1		ARRIVALS		DEPARTURES		TOTALS	
		Rate	Trips	Rate	Trips	Rate	Trips
76 Bed Care Home	08:00-09:00	0.058	7	0.081	4	0.159	11
	17:00-18:00	0.041	3	0.081	6	0.122	9
	07:00-19:00	0.843	60	0.785	56	1.628	116

Given the low number of trips, the highway authority has no issue with the potential traffic impact.

An improved road access is proposed and visibility splays appropriate to local traffic conditions are included. Within the site, adequate space is available for a large vehicle to turn. Adequate car parking is proposed at 32 spaces.

The applicant must contact the Local Highway Manager before construction begins to discuss the need for an agreement regarding the repair of potential damage to Roundstone Lane during construction.

Conditions

MODIFIED ACCESS

Before the development is occupied the proposed vehicular/pedestrian modified access to Roundstone Lane must be constructed and provided with visibility zones, in accordance with a scheme to be sent in to and approved in writing by the Local Planning Authority. The access must be permanently maintained to a specification to be agreed with the Local Planning Authority and the visibility zones must be kept permanently clear of any obstruction.

DRAINAGE

The development hereby permitted must not be implemented until the surface water drainage of the site has been designed so as to prevent the discharge of water onto the highway. Details must be submitted to and approved in writing by the Local Planning Authority.

PARKING & TURNING

No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for maximum 32 cars, minimum 4 bicycles and minimum one motorcycle to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning areas shall be used and retained exclusively for their designated purpose.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

A traffic management plan for the construction period shall be submitted for the approval of the planning authority before the development is begun. Once approved, the plan shall be implemented in accordance with the terms and timescales set. The plan shall include measures to ensure that site worker traffic does not cause obstruction on the public road.

Reason

The above conditions are required in order that the development should not prejudice highway safety or cause inconvenience to other highway users.

ENDS