

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC
DATE:	11/9/2018
LOCATION:	Land west of Brook Lane and south of, A259, Rustington, BN16 3JL
SUBJECT:	A/83/18/RES Approval of reserved matters following outline approval A/144/17/OUT for access only for the demolition of existing buildings on site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington. Amended plans received.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Application A/83/18/RES seeks approval of the reserved matters in relation to access associated with outline application A/44/17/OUT. The applicant is proposing a left in left out vehicular access from the A259.

Further to original comments provided on the above application dated 5/07/2018 WSCC have assessed the further information and the submission has been reviewed by the WSCC Lead Professional for Highway Design. The Highway Authority does not wish to object to the proposed layout but has the following observations:

- The merge and diverge taper lanes could ideally have been increased in width alongside the traffic island so that they could be maintained without a road closure. Swept paths would inform what the actual width is within allowances for Chapter 8 signing and guarding and therefore acceptable.
- The dimensions of the acceleration/deceleration lane included within the design review are acceptable.
- It is noted that the 30m radius is less than the 40m stated as being 'preferable' in TD42/95 paragraph 7.54. This is not addressed in the design review. A departure from standards application would not be required, but it would have been beneficial for a designers comment on why it wasn't achieved or deemed necessary. The 85%ile measured wet weather speeds at diverge were previously measured at 105kph. This could have formed part of the justification for the reduced radius.

The application is considered to demonstrate that the proposed access does not preclude the application (A/23/15/OUT), which is minded to approve, from coming forward; subject to agreement of rights of access which are private non planning matters. Therefore the Highway Authority does not wish to object to this planning application.

Conditions should be included on any permission granted that states the access should be provided prior to first occupation of the development and that further details of the island providing a means of crossing for pedestrians on the eastern arm of the mini roundabout are to be provided. The following informative should also be included on any permission granted.

Section 278 Agreement of the 1980 Highways Act - Works within the Highway The applicant is advised to enter into a legal agreement with 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.

Steven Shaw
West Sussex County Council – Planning Services