

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council <u>FAO:</u> Michael Eastham
FROM:	<u>WSCC</u> - Highway Authority: Tim Townsend
DATE:	10th January 2020
LOCATION:	Land At Angels Nursery <u>Yapton</u> Road <u>Barnham</u> <u>PO22 0AY</u>
SUBJECT:	<u>BN/131/19/PL</u> Application for variation of conditions <u>imposed</u> on planning reference BN/43/16/PL relating to Conditions 2 (Approved Plans), 8 (Access/Maintenance of Watercourse or Culvert) and 18 (Access and Associated Off-Site Highway Works).
DATE OF SITE VISIT:	<u>n/a</u>
RECOMMENDATION:	More Information & Modification
S106 CONTRIBUTION TOTAL:	£TBC

This is the WSCC County Highway Authority (CHA) response to the above planning application for application for variation of conditions imposed on planning reference BN/43/16/PL relating to Conditions 2 (Approved Plans), 8 (Access/Maintenance of Watercourse or Culvert) and 18 (Access and Associated Off-Site Highway Works).

Comments below specifically respond to conditions 2 and 18 as these both have highways implications. Comments for condition 8 should be sought from the relevant specialist.

CHA response.

1. Condition 2 (approved plans) – Drawing No. P19-0723-10 Rev. 'I' shows the internal layout of the development altered from that previously approved. In its scrutiny of the drawing, the CHA has identified the following areas that either need amending and/or require further attention and/or a response:
 - Previous layout showed a possible future footway/cycleway connection to the neighbouring Murrell's Field site to the west with associated connection to it from the internal estate road within the development. This should be re-instated.
 - Previous layout showed a possible future footway/cycleway connection to the neighbouring Lillie's development site to the east. This should be re-instated.
 - Throughout the layout there appears to be a distinct lack of visitor parking. As such, this element should be re-visited.
 - A plan should be submitted to show the proposed extent of adoption and what areas are to remain private.

- Please confirm that central feature on central private access road will permit through-movement of vehicles (recommended for Fire and Rescue and Refuse requirements and to improve connectivity throughout the layout).
 - Please confirm that central feature on southern private access road will permit through-movement of vehicles (recommended for Fire and Rescue and Refuse requirements and to improve connectivity throughout the layout).
 - Tie-in points where conventional roads with footways change to shared surface need to be shown clearer (and clear of access points).
 - Please show cycle provision for all properties without garages (and confirm that all garages will be built to Manual for Streets (MfS) internal dimensions of 3m x 6m).
 - Cycle access provision to enable cyclists to enter and leave the shared-use path and highway (ramp and tactile paving etc.) was previously shown opposite plot 59 (on the northern side of the road). This needs to be re-shown.
 - Access to car parking for plot 86 appears to be too tight/restrictive. Please amend.
 - Service margin widths should be a consistent 2.0m wide (other than the section south of the western-most turning head adjacent to plot 78 where no properties are present).
 - An access plan for fire appliances and refuse vehicles should be provided in order to demonstrate that all properties meet the required access requirements.
2. Condition 18 (Access and off-site works – timing thereof etc.) – There is no objection in-principle to the proposed amended wording of the condition. However, it must be confirmed by the LPA that no works will take place until all relevant highway-related construction management requirements (including access to/from the site for construction purposes) have been submitted to and approved by the LPA after consultation with the CHA.

Please re-consult the CHA when further information is made available, at which time the CHA will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services