

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	21 October 2019
LOCATION:	Former Eastergate Fruit Farm Land at former Eastergate Fruit Farm Eastergate PO20 3RP
SUBJECT:	BN/64/19/DOC Approval of details reserved by condition imposed under ref EG/71/14/OUT relating to Condition Nos 6 - protection of retained trees, 9 - car parking spaces, 10 - road(s), footways & casual parking areas, 11 - construction management plan, 16 - archaeological investigation, 17 - broadband provision and 22 - refuse & recycling bins.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Comments are offered in respects of conditions 9, 10 and 11.

Condition 9 - Details of parking have effectively been agreed through the reserved matters approval. The details submitted for the current application appears to reflect these approved details. Condition 9 can be discharged.

Condition 10 - The submitted plans imply that some of the carriageways, footways, and casual parking areas are to be offered for adoption as public highway. For the purposes of this response, comments are made in terms of the planning acceptability of the highway works as opposed to the acceptability for adoption as public highway. The suitability for adoption would be covered by separate legislative processes with there being the potential for changes to materials as part of the adoption process.

With respects to the details shown, there are numerous locations where what are presumed as over-run areas are included around junctions. The inclusion of such areas is not considered good practice within residential areas given the infrequency of large vehicles that may use these. The swept path of such vehicles in any case are expected to be accommodated within the extent of the highway with no over-running of kerbs. The use of such areas also has the inevitable impact of pushing pedestrian crossing points away from natural desire-lines. In some instances, the crossing points are consequently located in such a way that visibility for those crossing is restricted and as a result introduces safety concerns. It is recommended that all the over-run areas should be removed and the location of all pedestrian crossing points revisited. This should be resolved prior to this condition being discharged.

Condition 11 - The details within the submitted construction management plan are considered acceptable. Condition 11 can be dsicharged.

Ian Gledhill
West Sussex County Council – Planning Services