

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	21 November 2019
LOCATION:	Bexstone House Barnham Road Chichester PO20 3RT
SUBJECT:	BN/65/19/OUT Outline application with some matters reserved for the demolition of existing dwelling & erection of 10 No. new dwellings, widening & reprofiling of site access, provision of a right turn lane with improved visibility splays, retention of significant landscaped highway buffer, parking for 30 No. cars including garages & visitor parking & potential future highway access to adjacent housing land (resubmission following EG/49/18/OUT). Revised app form and amended layout plan.
DATE OF SITE VISIT:	-
RECOMMENDATION:	Objection / More Information
S106 CONTRIBUTION TOTAL:	-

A revised application form and site plan have been provided.

The amendment from all matters bar access being considered to all matters reserved except for access addresses a number of previously raised concerns as these would now be dealt with at a reserved matters stage:

- Level of parking and EV provision;
- Internal road layout extending to the site boundary; and
- On site turning facilities.

However the change in consideration does raise a number of other issues.

- The provision of a right hand turn ghost lane for the provision of 10 dwellings would not be required. In line with DMRB guidance a right hand ghost island should be considered if the AADT of the minor arm is above 300 daily movements. At present there is no guarantee that additional development would be served via the proposed access and if a right hand turn Ghost Island is required. As identified in my previous response Arun District Council should consider whether the site accords with Policy H SP2 (Strategic Site Allocations) of the Arun Local Plan; in that the policy requires the sites to be comprehensively planned and that they should have regard to an endorsed masterplan.

- The Stage 1 RSA and designers response that has been undertaken should be formally provided.
- Vehicle tacking has been provided directly to me which shows a refuse vehicle crossing the centre line when accessing and egressing from the site access given the application is identifying the potential to serve a wider allocation then concerns are raised. Additionally the internal road network shows a 90 degree bend which raises is likely to raise further concerns with the vehicle tracking.
- Junction Modelling should be provided, the scenarios should be discussed with me and based on the potential trip generation of any sites to be served of the access in accordance with an approved masterplan.
- Consideration of access being sought in conjunction with EG/22/19.

Conclusion

An objection to the proposals is raised due to:

Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access and road layout, and would not therefore give rise to increased hazards to highway users.

To address the reason for objection further information as outlined in the main body of text should be provided.

Stephen Gee

West Sussex County Council – Planning Services