

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastman
FROM:	WSCC - Highways Authority
DATE:	19 October 2021
LOCATION:	Land to the West of Church Lane South of Horsemere Green Lane Climping
SUBJECT:	CM/48/21/RES Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Site Background

The site has Outline planning permission for up to 300 residential dwellings and ancillary development comprising open space, under application CM/1/17/OUT which was granted at Appeal in September 2018. As part of this Reserved Matters Submission for matters including layout and landscaping the applicant approached the Local Highway Authority (LHA) in January 2021 to provide pre-application advice on the highway impacts of the internal arrangements. A copy of the LHA's comments are provided within Appendix A of the applicants accompanying Transport Statement (TS). These comments have formed the basis of this consultation response as the points raised are addressed within the the TS.

The primary vehicular access is to be taken from Church Lane (to be diverted through the site), in the form of a ghost island priority 'T' junction. The access arrangement was approved as part of the outline consent and is presented on Drawing No. 4724/013 produced by Bellamy Roberts. A major improvement to the Church Lane/A259 roundabout which incorporated a realignment of Church Lane to the new roundabout was agreed as part of the consented scheme.

Comments

Having considered the information provided within the applicants TS the LHA would offer the following comments :

- Parking would be in accordance with Arun District Councils latest parking parameters with 831 spaces provided.
- All garages are 6X3 metres in width internally to allow parking and storage

- Parking spaces will be 2.5 by 4.8 metres
- Forward visibility splay has shown on drawing ITB16079-GA-0058B and these areas are to be free of any obstruction. The splays shown are in accordance with the design speed proposed of 15 and 20 mph respectively.
- Swept path analysis have been provided to confirm vehicles can safely pass each other and not overrun footways. Drawing ITB16079-GA-004B demonstrates an 11 metre refuse vehicle can safely manoeuvre within the site confines. Turning for emergency vehicles has also been demonstrated on drawing ITB16079-GA-10.
- It is worth considering drainage of the site. No drainage details are shown on the plan. Is the drainage part of a S104 agreement or will surface water be discharged into swales within the site. Drainage calculations will need to be provided to ensure site does not flood.
- A 2.0 metre service margin is provided on either side of the road.
- The primary and secondary streets will be offered for adoption under a Section 38 Agreement. These are considered of sufficient width and alignment to achieve this. This would however be subject to a further Technical Check therefore some areas may involve some tweaking as part of this process.
- Shared drives are not to be considered for adoption.
- In accordance with the adopted LHA 'Road Safety Audit Policy', a Stage 1 RSA has been undertaken in accordance with the GG119 governance document by an independent Audit. The RSA considers the whole internal layout presented. A Design Team response to the RSA has also been prepared including an additional note from the Auditor within the TS. All 6 matters raised in the RSA have been addressed in accordance with the Auditor recommendations and there are no outstanding matters raised through the audit process.

Conclusion

The points raised in the LHA's pre-application response have been covered within the latest TS. On that basis the LHA would not offer an objection to the proposals. All points raised within the RSA have been considered by the Safety Auditor and addressed as part of the Designers Response.

Jamie Brown
West Sussex County Council – Planning Services