

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	15 April 2019
LOCATION:	<u>Boweries Barnham</u> Road Chichester <u>PO20 3RT</u>
SUBJECT:	<u>EG/22/19/OUT</u> Outline application with some matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works (resubmission following EG/42/18/OUT).
DATE OF SITE VISIT:	3/8/18
RECOMMENDATION:	More Information
<u>S106</u> CONTRIBUTION TOTAL:	£ See below for breakdown.

Background

The site is located to the south of Barnham Road between the villages of Eastergate and Barnham. The site has not been subject to pre application discussions with WSCC. A technical note on highways and transport issues has been provided as part of the application. The pre application advice from ADC conforms the site is part of the proposed strategic allocation for BEW.

The application appears to be a resubmission of EG/42/18 which was withdrawn but has not addressed the issues highlighted in my previous consultation response which I copied below

Access

The existing access to the site will be utilised and improved and visibility splays of 2.4m x 43m can be provided. A speed survey should be undertaken to confirm existing 85th % speeds and a road safety audit would be required as and when access is considered as a reserved matter. The internal site access would be a 4.8m wide road with 1.5m footways on both sides.

Parking

The applicant proposes a total of 34 parking spaces including the provision of 10 garage spaces. When comparing this to the WSCC parking demand calculator this would give a significant under supply of parking within the site and concerns would therefore be raised.

Servicing

Vehicle tracking has been provided and shows the site access can accommodate a large refuse vehicle however no vehicle tracking has been provided for a southern turning head.

Trip Generation

A TRICS assessment has been undertaken which indicates that the development would generate 16 AM peak hour and 14 PM peak hour two way vehicle trips.

Highways Impact

The site forms part of the strategic allocation and as such should provide a proportional contribution. As such, the HA seeks to secure a financial contribution of £201,448 (£7,196 per-dwelling) from the applicant. This will be used to support the strategic infrastructure required to deliver development in-and-around the BEW Strategic Location.

Sustainable Transport

Pedestrian links - Northern

The proposed site layout plan indicates the provision of a footpath adjoining Barnham Road to the site boundaries to the east and west, pedestrian crossing point's incorporating dropped kerbs and tactile paving would be required to improve pedestrian connectivity.

Pedestrian links - Southern

Public Footpath 321 runs along the southern boundary of the site. The strategic landscape masterplan highlights a pedestrian link from the footpath into the development. The footpath is identified as a future cycle link within the WSCC walking and cycling strategy and as such the link into the development should be incorporated as and when layout is considered.

Public transport

The site is located within walking distance to bus stops which provide onward connections 7 times a day to Bognor Regis, Barnham Railway station and Yapton.

Conclusion

Whilst the application is outline only further information is required to establish if the site can accommodate the provision of a satisfactory turning head enabling refuse vehicles to enter and exit in a forward gear and accommodate the levels of parking as set out in the WSCC parking demand calculator. The applicant should also confirm acceptance of the strategic infrastructure contribution.

Stephen Gee
West Sussex County Council – Planning Services