

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Temple
FROM:	Highways, WSCC
DATE:	22 nd May 2018
LOCATION:	Eastergate Fruit Farm, Barnham Road, Eastergate, Chichester, West Sussex, PO20 3RP
SUBJECT:	EG/6/18/RES Approval of reserved matters following outline consent EG/71/14/OUT for the erection of 60 No. dwellings with new vehicular access, open space & ancillary works. Amendment received.
DATE OF SITE VISIT:	N/a
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

Comments dated the 19th February 2018 have previously been made by WSCC in connection with this planning application. A number of comments were made in connection with the layout presented originally. The layout has substantially changed in number of respects. Therefore whilst some of the comments previously made covering generic matters are still applicable (namely that WSCC are not approving materials within adoptable areas as part of this planning application), the design of the layout has been reviewed afresh.

The layout has been designed to accord with the principles of Manual for Streets. Carriageway and footway widths are considered appropriate. The only general observation would be that there is potential scope to further reduce the kerb radii at the crossroad junction arm serving plots 1-6. Pedestrians crossing here wouldn't though be greatly inconvenienced as the side road arm being crossed will be very lightly trafficked. As such this change is not fundamental.

The only other matter is the tie-ins between the shared surface and standard carriageway construction. Taking the transition at the road serving plots 1-6 as an example, the footway on the southern side of the carriageways terminates abruptly onto the ramp leading to the shared surface. The footway would either need to be extended eastwards or the shared surface moved westwards so as to enable pedestrians to enter onto the shared surface at a level point. This would need to be revisited as part of the detailed design in the event that the internal layout is being offered for adoption.

Based on the revised arrangement, no highway objection would be raised to this proposal.

If the Local Planning Authority is minded to approve this application, the following conditions are recommended.

Car parking space

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Ian Gledhill

West Sussex County Council – Planning Services