

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council Anita Gardner
FROM:	Highways, WSCC
DATE:	5 June 2018
LOCATION:	Scorton, 9, Lime Tree Close, East Preston, BN16 1JA
SUBJECT:	EP/52/18/PL Demolition of existing dwelling & the erection of 7No. residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Lime Tree Close (LTC) is a small residential cul-de-sac serving 9(?) properties including the large dwelling on the site which is to be demolished. Parking for the 8 existing residential dwellings appears to be the garage block at the end of the cul-de-sac. As there appears to be only 1 space for each of the existing dwellings additional parking is likely to occur on the highway.

Access with Lime Tree Close/The Street

Visibility from LTC onto the Street is good in both directions and likely to exceed the standards detailed in manual for Streets. Footways and grass verges on both sides of the access ensure the level of visibility can be maintained. It would appear from the street view mapping that the access surface is prone to damage. The 2017 photos show a new apron overlay area but this is also subject to cracking. The applicant will need to consider the possible damage to the public highway by construction vehicles and resurface the access if required and advise that the applicant will need to enter into a S59 Agreement.

Proposed new access onto LTC

A 6m wide access is proposed to serve the proposed dwellings with visibility splays shown at 2.4m x 25m on the Visibility Plan (LT.VIS.001) which is acceptable given the speed likely to be achieved within the close.

Layby on the north side of LTC (outside of the red line boundary)

A layby has been shown on the Location and Block Plan (LT.BLOCK.003) which includes the 'potential for public parking'. Although a positive inclusion to provide additional parking for the existing dwellings parked vehicles may obscure visibility in particular to the west. If to be included, the parking layby will need to be designed to ensure maximum visibility for both vehicles and pedestrians can be achieved.

On-site parking

Parking has been provided at 2 spaces per dwelling giving a total of 14 spaces which is the maximum achievable given the site constraints. WSCC parking demand calculator shows the potential parking demand for developments based on set criteria. For the proposed development the calculator shows that 16 allocated spaces are required (allows for visitor parking). However the addition of the lay-by provides parking overspill parking from the development or existing residents if required and therefore the highway authority would not object on the parking provision (see below).

Pedestrian provision/mixed use surfacing

The site does not provide a safe area for pedestrians and whilst an alternative surfacing treatment can be used within the site ie blockwork, no route for pedestrians in and out of the site has been provided. (In the event the layby is included visibility of and for pedestrians may be obscured by parked vehicles).

Amended Plans

Plots 4-7 have been reduced from 3 bed to 2 bedroom dwellings and the site layout amended to reduce parking to 11 spaces (Parking demand calculator - 1 allocated space per dwelling). Given the likely demand for parking in LTC from existing residents it is recommended that the original 14 car parking spaces are retained.

Conclusion

No highway objection in principle subject to the provision of pedestrian access/safe area and the following conditions.

In the event the layby is included a design will need to be submitted to the Highway Authority to ensure pedestrians have been catered for and visibility has been maximised.

**Debbie Farrell
West Sussex County Council – Planning Services***Access (details approved, access provided prior to first occupation)*

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.
Reason: In the interests of road safety.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 25 metres have been provided at the proposed site vehicular access onto Lime Tree Close in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
Reason: To provide car-parking space for the use.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces 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.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Informatives

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.