

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                                       |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council FAO:Mr Simon Davis                                                                                                                                                                                                              |
| <b>FROM:</b>                    | Alison Meeus Highways, WSCC                                                                                                                                                                                                                           |
| <b>DATE:</b>                    | 15/08/2018                                                                                                                                                                                                                                            |
| <b>LOCATION:</b>                | Land at Stanhorn Grove                                                                                                                                                                                                                                |
| <b>SUBJECT:</b>                 | <b><u>FP-171-18</u></b><br>Development of 18 residential dwellings and new access onto Stanhorn Grove                                                                                                                                                 |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                   |
| <b>RECOMMENDATION:</b>          | <input checked="" type="checkbox"/> Advice <input type="checkbox"/> Objection<br><input type="checkbox"/> Modification <input checked="" type="checkbox"/> No Objection<br><input type="checkbox"/> More Information <input type="checkbox"/> Refusal |
| <b>S106 CONTRIBUTION TOTAL:</b> | £153,079<br>See attached response in email for breakdown.                                                                                                                                                                                             |

The proposal to provide 18 new 1, 2, and 3 bedroom dwellings on a parcel of land west of Stanhorn Grove has been considered by WSCC as the Local Highway Authority. As Stanhorn Grove does not form part of the publicly maintainable highway network comments are made in an advisory capacity.

### **Access**

Access in to the development will be from Stanhorn Grove a 30mph residential distributor road. Manual for Streets guidance should be sought but in principle the access should provide visibility splays of 2.4m x 43m in both directions. A visibility splay plan should be submitted although from checking the site plans the development has a wide frontage with grass verge which appears to provide ample visibility.

### **Road Safety Audit**

A stage 1 RSA will not be required as this development does not have its access directly onto the public highway network. Where Stanhorn Grove meets the highway at the newly formed A259 Charley Purley Way this is a roundabout junction with good visibility.

### **Road Traffic Casualty and Collisions**

An interrogation of the WSCC Road Traffic Casualty and Collision Database reveals there was one recorded incident at the junction of Bay Bridge Crescent and Stanhorn Grove in the last three years. This is not directly next to the development and was a side on collision caused by reckless drink driving. No highway defect was cited.

### **Swept Path Diagrams**

Diagrams 5782.90/91/92 shows that all three types of vehicle (fire/refuse and family car) can use the proposed access and turn within the site to exit in forward gear. This will avoid any reversing movements out of the main access.

### **Trip Rates**

18 dwellings will add an additional 6 trips a day per plot to the network with at least 10% of these trips equating to the morning and afternoon peak hours. This development would be expected to create approximately 110 trips a day which would be 11 trips in

the peak hours equating to 1 movement every 5 minutes. This is not considered to be detrimental to highway safety or capacity.

### **Cycle/Pedestrian Links**

The site is well supported by pedestrian infrastructure including footways which link into the wider network and the site is also served well by local bus services and existing cycle paths, making this a sustainable development in line with NPPF guidance. Cycle storage is provided in sheds in the rear gardens of each property.

### **Car parking**

The car parking strategy is 1 space per 1 bed and 2 spaces for each 2/3 bed property. The WSCC car parking calculator has been considered and attached to this correspondence which is in line with the car parking proposals. Each car parking space must be 2.4m x 4.8m minimum to enable a standard car to use the space. From reviewing the plans these are within these dimensions, as is the proposed visitor parking provided.

### **Internal Layout**

Consideration may wish to be given to service margins to ensure the access is still usable should utility company's need to dig up the road. As a general rule 2m on one side or 1m either side is normally required.

**Alison Meeus**  
**West Sussex County Council – Planning Services**

#### *Car parking space (details approved)*

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site layout parking/cycle parking plan (17094-PL-2-08). These spaces shall thereafter be retained at all times for their designated purpose.

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 plan (17094-PL-2-08)

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

#### *Turning space*

No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plans (5782.92/91/90). This space shall thereafter be retained at all times for their designated use.

**Reason: In the interests of road safety**

