

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO:Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	12 January 2022
LOCATION:	Land rear of Paynters Croft Burndell Road Arundel BN18 0HR
SUBJECT:	F/22/21/PL 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings. More information received.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 23 x dwellings and associated works. In comments dated 26 November 2021 the LHA requested further information:

- Show splays of 2.4m by 58m south and 60m north can be accommodated without passing through third party land.
- Clearly show extent of footway from access road past plots 1 and 2.
- Ensure single garages of 3m width.

Drawing no. 2020-6145-001 Rev J (Access Overview and Visibility Splays) shows 2.4m by 58m south (entirely within adopted highway land) and 2.4m by 60m north within adopted highway land and red edge of site. The Local Planning Authority (LPA) should be satisfied that red edge shown is land within applicants control, in order to maintain the splays in perpetuity.

Drawing no. 2020-6145-002 Rev I (Proposed Access Road Overview and Dimensions) shows the correct access road footway arrangement and the Site Overview plan confirms that the footway will continue past plot 1 and 2 within the site.

Single garages have been amended to ensure 3m width to count toward allocated parking space.

Conclusion

The Local Highway Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions, obligations and informative notes would be advised:

CONDITIONS -

Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 58m south and 2.4 metres by 60 metres north have been provided at the proposed site vehicular access onto Burndell Road 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.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

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.

EV Parking

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

INFORMATIVE

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

S106 -

Access modifications, footway to bus stop and dropped kerb tactile paved crossing should be secured under s106 agreement.

Travel Plan Statement (TPS), details to be provided, should also be secured via s106. The LPA should look to secure a fee of £1500 for auditing of the TPS via s106 Agreement/ Unilateral Undertaking.

Katie Kurek

West Sussex County Council – Planning Services