

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC
DATE:	28/03/2018
LOCATION:	Land South Of, Burndell Road, Yapton, West Sussex, BN18 0HR
SUBJECT:	F/5/18/RES Approval of reserved matters following outline consent F/7/15/OUT relating to appearance, landscaping, layout & scale for residential development comprising of 45 No. dwellings. This application also lies within the parish of Yapton. Resubmission of F/23/16/RES.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Previous Highway Comments-The new vehicular access onto Burndell Road has been approved as part of the Outline planning application F/7/15. A new vehicular access is proposed onto Burndell Road and positioned centrally on the northern boundary of the site. The access proposals were subject to a Stage 1 Road Safety Audit (RSA); visibility splays were agreed and based on 85th percentile speed limits.

Current Application and Summary-This application seeks consent for appearance, landscaping, layout and scale. In terms of layout the proposals remains comparable to the indicative site planned submitted as part of the 2015 application. The application is supported by a 'Highway Provision' statement giving clarity on the proposed internal works.

Internal Carriageway-The internal carriageway will be 4.8 metres in width. Visibility splays have been demonstrated satisfactorily and in accordance with Manual for Streets parameters. The LHA are satisfied with the specifications of the internal carriageway.

Footways-Footways will be provided within the site. No specific dimensions have been provided but a 2.0 metre minimum is considered acceptable and in accordance Manual for Streets (MfS) and Inclusive Mobility guidance. A minimum of 1.8 metres should be secured where the applicant has control over the land and if there is the opportunity to widen the footway further, this would be considered a benefit to pedestrians by increasing the effective usable width and enabling greater separation between vehicles and pedestrians in the event that a pedestrian feels intimidated by the presence of vehicles in the adjacent carriageway.

Parking-A total of 101 car parking spaces will be provided on site. This provision has been considered against the WSCC Parking Demand Calculator (PDC). The proposed provision does not exceed the requirement generated by way of the PDC.

Turning and Layout-Refuse collection will take place from within the site. The waste collection authority should be consulted to obtain their views on the suitability of this arrangement. Reference is made that that there should be demonstrate that turning can safely be undertaken within the site. A swept path analysis diagram has been provided to demonstrate that refuse vehicle can turn within the site.

Jamie Brown
West Sussex County Council – Planning Services