

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mrs A Gardner
FROM:	WSSC - Highways Authority
DATE:	17 May 2019
LOCATION:	Inglecroft Barn Close Littlehampton BN17 6JU
SUBJECT:	LU/133/19/PL Application for full planning permission for the demolition of the existing vacant dwelling and workshop and the erection of 10 detached dwellings. (9 dwellings net).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£

West Sussex County Council (WSSC) as the Local Highway Authority (LHA) has been consulted on the above application, with regards to any highway safety or capacity matters in line with the National Planning Policy Framework (NPPF) paragraph 109.

The LHA has previously been consulted on this site under planning reference LU/272/17/OUT. This was for outline planning permission with all matters except from access as reserved. I would refer you to our comments made under that application with regards to vehicle and pedestrian access. Whilst concerns were raised, it was concluded that on balance due to the small scale of the development the LHA could not resist the application in accordance with national planning policy. Matters raised were visibility from Barn Close on to Toddington Lane (existing junction serving around 12 properties) and no continuous walking route from the site to local services along Toddington Lane. At the time it was suggested that a link through to Hollist Chase from the proposal could provide a good pedestrian walking route, although this never came forward. Application LU/272/17/OUT was granted planning consent on 14th February 2018.

The application is for full planning consent, for the same number of dwellings. The access details replicate the previous exactly. The Internal site layout is slightly different but allows for a turning head for refuse vehicles. It appears the internal site road will remain private and be a shared surface, this is acceptable for low speed small development sites. As with the previous application there will need to be some footway extension into the site from Barn close and tactile paving crossing point, to link the site into the existing infrastructure.

The Local Highway Authority does not consider that the proposal would have 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 109), and that there are no transport grounds to resist the proposal.

Conditions:

Access (Access to be 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 details/plans submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interests of road safety

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.

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.

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.

Informative:

Works within the Highway – Implementation Team

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.

Emma Avis
West Sussex County Council – Planning Services