

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC Highway Authority - Matthew Bartle
DATE:	28 October 2019
LOCATION:	Minster Court Courtwick Lane Littlehampton BN17 7RN
SUBJECT:	LU/300/19/PL Erection of four new commercial units (Use Class B1, B2 or B8), amended access & associated car parking.
RECOMMENDATION:	More information

The highway authority has reviewed the transport statement and the drawings provided with the application. There is no highways issue with the principle of the proposal. The site is in a sustainable location with good access to footways and bus services and the surrounding road network is suitable to carry the estimated traffic due to the proposal. Correct visibility can be achieved, allowing for measured traffic speeds, from the proposed new access. The applicant has carried out an analysis of parking requirements and adequate parking can be provided for the use.

However, the applicant should provide a road safety audit and road safety audit response report for the new access, in line with the County Council's road safety audit policy at:

https://www.westsussex.gov.uk/media/5556/roadsafety_auditpolicy.pdf

It would help if PDF copies of the access and tracking drawings could be provided because they have not scanned well onto the council's website and are unclear.

The following conditions are requested, should the council decide to grant consent for the application:

Visibility

No part of the development shall be first occupied until visibility splays of 2.4m x 35.3m in the primary direction and 2.4m x 35.1m in the secondary direction have been provided at the proposed site vehicular access onto Courtwick Lane in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

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

Works within the Highway

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the highway works. Further details are available at:
<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/road-agreements/>