

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC Highway Authority - Matthew Bartle
DATE:	9 March 2020
LOCATION:	Southdown Nursery Old Mead Road Littlehampton BN17 7PU
SUBJECT:	LU/48/20/PL Demolition of 1 No. bungalow & outbuildings & erection of 22 No. dwellings with associated parking & open space. This application is a Departure from the Development Plan.
RECOMMENDATION:	Advice

The highway authority has no objection to the principle of proposed use, which is unlikely to have a severe impact on the local road network.

Old Mead Road is not adopted as highway by the County Council. Therefore we have little influence over the form of highway works that might take place on the road.

However, it appears that the development of houses at 22-70 Old Mead Road has been laid out to match accepted estate road design standards, and that this includes the access to the small estate and the pavement on the north side of Old Mead Road.

Traffic levels on the west end of Old Mead Road are likely to remain low. However, from the site plan supplied with the application, visibility to the east appears inadequate. In addition, the purpose of the "neighbour right of way zone" is unclear. No vehicle tracking drawings to demonstrate adequate access for emergency and refuse vehicles have been provided. There appears to be little separate provision for pedestrians and the road is currently largely unlit.

To ensure road user safety and consistency with the other main development on the road, we suggest that the applicants review the guidance published in Manual for Streets 1 & 2, and consider whether to incorporate elements of that guidance in their site design. Particular attention could be paid to the road safety aspects of the design.

The highway authority would be happy to consider a revised design based on accepted principles for street design.

It is not clear whether the latest version of the County Council's parking demand calculator has been used to estimate parking demand. We therefore suggest that a condition regarding parking configuration be attached to any planning consent.

Conditions

PARKING & TURNING

Prior to first occupation of the development space shall be laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for cars and bicycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning areas shall be used and retained exclusively for their designated purpose.

PROTECTION OF ROADS FROM MUD etc

Before any of the operations which involve the movement of materials to, from or around the site are commenced, facilities shall be provided as agreed with the Local Planning Authority so that the operator makes all reasonable efforts to keep adjacent roads clean and prevent the creation of a dangerous surface on those roads. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

REASON

The above conditions are required in order that the development should not prejudice road safety or cause inconvenience to other road users.