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From: planninghighways@westsussex.gov.uk <planninghighways@westsussex.gov.uk>

Sent: 04 October 2019 12:23

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number M/80/19/PL at Former Poultry Farm Land West of Yapton Road Middleton on Sea PO22 6DY

Please could the attached response be distributed to the relevant case officer.

Regards

Stephen Gee

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	4 October 2019
LOCATION:	Former Poultry Farm Land West of Yapton Road Middleton on Sea PO22 6DY
SUBJECT:	M/80/19/PL Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision.
DATE OF SITE VISIT:	
RECOMMENDATION:	Objection / More Information
S106 CONTRIBUTION TOTAL:	TBC

Background

The application is for the construction of a 66 bedroom care home (c2) and associated access and parking at Land West of Yapton Road and north of Silver Birch Drive. The site currently benefits from an extant permission ref (M/45/16/PL) for 13 residential dwellings.

Access

Access to the site is proposed from Silver Birch Drive utilising the existing cul-de-sac between no 12 and 14 Silver Birch drive as shown on the Proposed Site Access plan ref TR04. A 5.5m access road is to be provided which will then taper into a 4.8m wide shared surface within the site. The existing culvert would be extended under the new road construction and the existing laybys retained.

In line with the WSCC Road Safety Audit policy a stage 1 RSA should be provided.

Trip generation

TRICS has been utilised to establish the site is anticipated to generate 14 two way trips in the AM peak and 13 two way trips in the PM peak. Daily trip generation is anticipated to be 145 two way vehicle trips.

The level of trip generation would result in a net AM peak increase of 2 two way trips and 4 PM peak two way trips over the consented scheme. The levels of traffic would not result in a severe impact on the local highway network.

Parking

The applicant proposes to provide 29 car parking spaces, 2 of which would be disabled bays and 6 with active electrical vehicle charging, and the remaining would have the potential to be up be upgraded. 3 spaces would be provided for motorcycles and 6 cycle parking spaces.

No parking standards for the proposed use are included within the current WSCC parking standards however the applicant has considered the previous standards and the requirement for 23 spaces and as such no concerns on the level of parking proposed.

Layout

A swept path analysis has been provided and shows a refuse vehicle can access and egress the site in a forward gear and all parking spaces are accessible for a car.

Construction Management Plan and Travel Plan

Draft documents have been provided and updated versions would be secured via condition should the application be approved.

Conclusion

An objection is raised to the proposal as a Stage 1 Road Safety Audit has not been provided with the application.

Stephen Gee
West Sussex County Council – Planning Services