

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Claire Potts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>FROM:</b>                    | WSCC - Highway Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>DATE:</b>                    | 5 October 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>LOCATION:</b>                | Land North of Sefter Road & 80 Rose Green Road<br>Pagham                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>SUBJECT:</b>                 | P/49/21/RES<br>Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.<br><br>VISIBILITY SPLAY ANALYSIS etc. received. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a (SEE OUTLINE PLANNING CONSENT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

This is the fourth WSCC Highways (CHA) response to the above planning application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES).

In its response dated 3<sup>rd</sup> September 2021, the CHA highlighted four outstanding points still needing attention. Namely:

1. How the cycle route internal to the development starts and finishes and caters for users to enter and leave the spine road at both the Sefter Road and Rose Green Road ends
2. How the cycle route progresses through the development and across internal road junctions
3. How the Rose Green Road end will cater for users entering and leaving the highway alongside use of the route as an emergency access
4. Further details of the internal speed controls shown on the spine road

The above points have now been resolved sufficiently for planning purposes\*. Details are shown on the following drawings:

**WSC-E4775-027 B**

**WSC-E4775-028**

**WSC-E4775-029**

*(\*Final details such as road markings, tactile and corduroy paving, bollard locations etc., will be considered through S38/278/detailed design stages).*

In addition to the above, the applicant provided a Road Safety Audit covering the cycle infrastructure. The 'recorded actions log/tracker' is found below for your records:

| <b>RSA Problem</b>                                                                                                                                                    | <b>RSA Recommendations</b>                                                                                                                                    | <b>Design Organisation Response</b>                                                                                              | <b>Overseeing Organisation response</b>                               | <b>Agreed RSA action</b>                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Insufficient information on visibility at access could lead to side impact collisions.                                                                                | It is recommended that visibility splays should be provided for assessment or that the tree should be relocated out of the visibility splay.                  | 25m Junction Visibility splays have now been added to the ambulance access as indicated on drawing WSC-E4775-027 Rev B.          | Agree with Audit Recommendations and Design Organisation Responses.   | That 25m visibility splays be provided at the access to the proposed ambulance Station as-per that shown on WSC-E4775-027 Rev B. or subsequent revision as may be agreed. |
| Non-motorised user's priority over traffic at the Copenhagen type crossings could lead to rear end shunt on spine road or vehicle to pedestrian / cyclist collisions. | It is recommended that operation of the Copenhagen type crossings should be reviewed at Stage 3 and Stage 4 Road Safety Audits.                               | To be reviewed following Stage 2, 3 and Stage 4 Road Safety Audits.                                                              | Agree with Audit Recommendations and Design Organisation's Responses. | That the operation of the Copenhagen type crossings should be reviewed at Stage 2, 3 and 4 Road Safety Audits.                                                            |
| Restricted visibility at access could lead to side impact collisions.                                                                                                 | It is recommended that details of the girth of a mature tree should be supplied for assessment or that the trees are relocated outside the visibility splays. | Proposed trees are to be located outside of junction visibility splays to ensure sufficient visibility is retained at junctions. | Agree with Audit Recommendations and Design Organisation's responses  | That the proposed trees be located outside of junction visibility splays to ensure sufficient visibility is retained at junctions.                                        |
|                                                                                                                                                                       |                                                                                                                                                               |                                                                                                                                  |                                                                       |                                                                                                                                                                           |

Signed:

T.S. Townsend - Principal Planner, WSCC (The Overseeing Organisation) – 05.10.2021



Leon Darrell – Associate, Rogers Cory Partnership (The Design Organisation) -05.10.21

Response concludes.

**Tim Townsend**  
**West Sussex County Council – Planning Services**