

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 26/07/2017

FROM: Alison Meeus

**TO: Arun District Council
FAO: Planning Officer**

**SUBJECT: R-131-17
Land Adjacent Abbots Lodge
85 The Street, Rustington
West Sussex, BN16 3NL**

6No. one bed apartments - This application affects the character and appearance of the Rustington Conservation Area.

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

x

**More Information
Refusal**

x

More information to be submitted via condition:-

- 1) Visibility Splays from access
- 2) Disabled parking space
- 3) Cycle parking spaces
- 4) Construction Management statement

Informative - S278 process

No objection is raised 'in principle' to the proposal above however; more information should be submitted regarding the new access onto The Street. Current plans show a 4.6m wide access would allow two cars to enter and exit simultaneously. Visibility splays should be provided using Manual for Streets guidance for 30mph roads. These are typically 2.4m set back from the carriageway edge with a 43m visibility splay in each direction. The Street is a straight road and although trees or street furniture might partially obscure visibility this should be achievable. Once the visibility splays are submitted to the LPA this can be confirmed.

The layout of the highway here is also slightly unusual. There is a low wall separating the edge of the kerb and footway with a concrete and flint mix infill creating a hard verge. This may be part of a historic traffic management scheme to prevent parking on the highway here. This would not cause any construction issues at the new access but a section 278 agreement would need to be progressed to ensure the access is constructed in line with WSCC guidance.

The applicant also proposes to close the access to the far west of the site. Details of this closure would need to be provided as part of the S278 for the site and be shown on the plans how this will look. Guidance can be found on our website, in our information for developers section.

WSCC car parking standards suggest a maximum of 10 car parking spaces would be required for a development of this size. 10 spaces are provided in a courtyard arrangement to the front of the property. Each space should be at least 2.4m x 4.8m and 1 space provided for disabled users.

Cycle parking which is covered and secure will be included in the development and satisfies current guidance in the NPPF for sustainable development.

During the construction programme a CMP statement will need to be submitted to ensure any associated construction traffic is confined to the site.

Alison Meeus
Planning Services

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Visibility (details required)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto The Street in accordance with plans and details 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.

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with 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.