

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Neil Crowther
FROM:	WSCC - Highways Authority
DATE:	17 May 2021
LOCATION:	Land at West Walberton Lane Walberton UUBN18 0QF
SUBJECT:	WA/32/21/PL Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

Background

WSCC in its role as Local Highway Authority (LHA) has been consulted on the above proposals for access, capacity and parking comments. The proposal seeks the re-development of the site to provide 30 dwellings, with vehicular and pedestrian access served from Eastergate Lane. Eastergate Lane in this location is subject to a 30 mph speed limit.

The application has been submitted in conjunction with the applicants Transport Assessment (TA) which includes Trip Rate Information Computer System (TRICS) data, a Stage 1 Road Safety Audit (RSA) and a speed survey.

Access and Visibility

Vehicle access to the site will be via Eastergate Lane via a new 6 metre bellmouth which will include tactile paving to aid pedestrian connection. Internally into the site a 1.8 metre footway shall be provided into the site. The applicant will need to enter into a Section 278 Agreement with the LHA's Agreements Team to deliver the access strategy. This will also be subject to a Technical Check and Stage 2 RSA.

In terms of visibility a speed survey has been undertaken and the proposed visibility splays of 2.4 by 50 and 2.4 by 55 metres are within the recorded 85th percentile road speeds are accepted.

Swept path analysis of expected vehicle such as a refuse collection vehicle and fire tender entering and exiting the site access and internal site layout have been provided in the TA.

Stage 1 Road Safety Audit (RSA)

In accordance with the adopted WSCC 'Road Safety Audit Policy', a Stage 1 RSA has been undertaken in accordance with the GG119 governance document by an independent Audit.

A Design Team response to the RSA has also been prepared. All matters raised in the RSA have been noted by the Designer. The LHA would advise that the Auditor is made aware of each of these points and passes comment on the Designers Response. The LHA would confirm we are satisfied with the Designers Response all points subject to the Auditor confirming.

Capacity

The TS makes reference to the nearby permitted development known as West of Tye Lane (planning application Reference WA/68/20), which is in the process of constructing 155 dwellings. As part of this assessment junction capacity assessments were undertaken as part of the prepared Transport Assessment (TA).

Using the TRICS database the TS predicts that the development proposal is forecast to result in an additional 16 two way vehicle arrivals. Similarly, in the PM peak period it is forecast that 17 two way vehicles movements. This would equate to a vehicle arriving every 3.3 minutes and a vehicle departing the site every 8.5 minutes. The LHA would confirm that no additional modelling on the nearby roads would be necessary as justified within the TA.

Having assessed the supporting information the LHA would confirm that there would be no concerns with the development from a capacity perspective.

Parking and Layout

The LHA has reviewed the proposed parking allocation submitted in conjunction with the TS and is satisfied with the proposed allocation of 71 parking spaces for cars throughout the development. In terms of layout the LHA would be satisfied with the turning facilities for vehicles within the development. Swept path diagrams have been included within the appendices. LHA parking standards (September 2020) for 2021 dictate that 33% of spaces should be 'Active' in supporting EV Charging infrastructure, this should be included within the final allocation.

Conclusion

The LHA would be satisfied in principle with the application subject to the Safety Auditor confirming acceptance to the Designers Response.

Jamie Brown
West Sussex County Council – Planning Services