

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	20 July 2021
LOCATION:	Brookview Nursery Eastergate Lane Arundel BN18 0BA
SUBJECT:	WA/58/21/PL The removal of outdoor storage, including caravan & polytunnels, the erection of 7 workshop units comprising of 12 offices & 3 commercial units, associated parking, drainage and turning spaces. This application is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Background

The proposals and details are as described above. At present the site has an existing usage of 0.66ha of storage and office space.

The proposals are supported by way of a Transport Statement (TS) which includes a Stage 1 Road Safety Audit (RSA) on the access strategy. The proposals will be accessed by a reconfigured existing access arrangement from Eastergate Lane which is subject to a 40 mph speed limit.

Access and Visibility

The access will be re-configured and upgraded as part of these proposals to 5.5 metres with 6 metre kerb radii. The works for access would be subject to a Section 278 Agreement with the LHA's Highways Agreement Team. The TS includes a speed survey which includes average and 85th percentile road speeds along Eastergate Lane. For ease of reference the recorded speeds were:

- 38.7 mph Eastbound
- 38.1 mph Westbound

Both 85th percentile speeds were slightly below the posted limit of 40 mph. Visibility in line with Design Manual for Roads (DMRB and Bridges requirements can be achieved to the west at 95 metres. To the west 66 metres are achievable which is below the requirements of DMRB but within Manual for Streets 2 guidelines. The LHA would accept the splays on the basis that the proposals in essence are the existing access (albeit upgraded), the proposals are likely to see a less intensive usage over the existing use

(see Capacity section below) and according to the most recently available accident records the existing access has been operating safely.

On the basis of the above the LHA would be satisfied with the access strategy at the site.

Stage 1 Road Safety Audit

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 addressed in accordance with the Auditor recommendations and there are no outstanding matters raised through the audit process.

Capacity

Traffic flow information has been provided with the current application within the TS, this has been provided by the applicant on what vehicular activity currently exists at the site.

This information considers the permitted and proposed uses. The traffic flow generation is based upon the use of TRICS. TRICS is a database containing surveys of other completed and occupied developments. The database can be refined to use comparably located site uses to forecast potential traffic generation. TRICS is an accepted means of determining traffic generation. Using this data, it is evident that the proposed usage including workshop units and storage would generate fewer vehicle trips compared with the previous usage. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.

Parking and Layout

The proposals would provide for up to 42 vehicular spaces, this would include 3 disabled parking bays, these should be constructed with dimensions of 3.3 by 4.8 metres in width. Within the appendices of the TS the applicant has included turning space for larger vehicles such as a refuse collection vehicle and a fire tender.

Conclusion

Having assessed the TS the LHA would be satisfied the proposals would not warrant an objection on highway safety grounds. The proposals are considered to be in line with National Planning Policy Framework (NPPF) paragraphs 108 and 109. Any approval of planning consent would be subject the following conditions:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Access Overview and Visibility Splays' and numbered 2020-6286-001 Rev B .

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] 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.

Jamie Brown

West Sussex County Council – Planning Services