

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council
FROM:	WSCC - Highways Authority
DATE:	16 February 2022
LOCATION:	Morelands Arundel Road Arundel BN18 0SB
SUBJECT:	WA/5/22/PL Demolition of 1 No dwelling & erection of 5 No dwellings with associated car parking and access. This site is in CIL Zone 2 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC acting as the Local Highway's Authority (LHA) refer to your consultation in respect of the above planning application and would provide the following comments.

Site Context & History

The access onto the application site is located on private access track.

The nearest public maintained highway is Arundel Road. The LHA would view said road to be set within an urban setting.

The road is subject to a 30-mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.

As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

More Information Request

The Local Highways Authority (LHA) has viewed the submitted plans and documents, taking a view that the applicant has not submitted clear enough details to assist in the LHA's recommendation for the Local Planning Authority (LPA). The LHA has provided comments below outlining the issues.

Issues Raised

The LHA wishes to outline the issues that will need addressing before a formal recommendation can be made to the Local Planning Authority (LPA). This list will be followed with more detail below.

1. Access
2. Swept Path
3. Parking

Comments and Recommendations

The LHA provides the following comments and recommendations. However, these are guidelines to assist the satisfaction of the points above.

1. As part of the Section 278 works required to create a bellmouth, the applicant needs to provide at planning, the location of tactile paving where the footway crosses the proposed junction.
2. The applicant and the LPA are advised to FRSWaterandAccess@westsussex.gov.uk regarding the tracking provided for Fire Access.
3. The applicant is advised to ensure all parking provisions are to Arun Standards.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

The applicant and Local Planning Authority should be aware that the information provided for this request, might result in the need for further documentation upon resubmission.

Stephen Garrard
West Sussex County Council – Planning Services