

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr Juan Baeza
FROM:	WSCC - Highways Authority
DATE:	16 July 2019
LOCATION:	Land South of Arundel Road Walberton BN18 0QP
SUBJECT:	WA/63/19/PL Erection of 8 dwellings with garaging & open resident & visitor parking, with a new access from Arundel Road; provision of hard & soft landscaping & open space; foul & surface water drainage systems; & other works - This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

WSCC as the County Highway Authority has considered the above proposal and do not see any reason to object to this application. Some conditions are advised at the end of this response.

The development site is located on Arundel Road at the end of a cul-de-sac in the Village of Walberton. The road has a 30mph speed limit however due to its cul-de-sac location and narrow width; speeds are anticipated to be much lower than this.

A new access will be created here and plans provided within the Transport Statement show a bell mouth access 4.8m wide. Arundel Road is shared use in nature and the applicant has proposed for some localised widening outside the access to allow for cars to wait should another car be approaching east bound. The plans also show the creation of a 1.5m footway which will tie into the existing footpath to the west and the shared surface to the east. It seems this falls within the highway boundary and if so will be adopted by WSCC.

Any improvements to the public highway, including the widening works will require a section 278 agreement, so whilst no objection is raised in to the principle of an access here, changes may be required to ensure the works fit in well with the existing highway provision.

Visibility splays of 2.4m x 25m are provided to the west and 2.4m x 11m to the east (the end of the cul-de-sac), although lower than required for a 30mph road these are considered acceptable for the cul-de-sac location with more realistic

speeds of 20mph from the west and 10mph from Gracelands Farm. Localised widening east of the access will help to manage traffic in the event of two cars meeting each other here, as space is limited. This will be managed as part of the section 278 process. Swept path diagrams show that a refuse vehicle and fire appliance can enter, and turn on site to exit in forward gear.

Car parking provided 24 spaces and 2 visitor spaces, is in line with the WSCC car parking calculator for a development of this size

The site is allocated for housing within the Walberton Neighbourhood Plan and has access to a range of sustainable transport options. Bus services are approx. 50m from the site and Barnham Railway Station is located 3.9km away which is a short car journey or cycle ride away.

An interrogation of the WSCC Road Traffic Casualty and Collision Database shows there has been no recorded incidents in the last five years at the proposed access.

In summary WSCC raise no objection to the above proposal as there is no highway safety or capacity issues.

Alison Meeus

West Sussex County Council – Planning Services

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.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Works within the Highway – Implementation Team

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 (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.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 25 metres to the west and 2.4m x 10m to the east have been provided at the proposed site vehicular access onto Arundel Road in accordance with the approved planning drawings. 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.