

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	22 nd February 2019
LOCATION:	Lanes End, West Walberton Lane, Walberton, West Sussex, BN18 0QS
SUBJECT:	WA/7/19/RES Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 No. dwellings & 6 No. detached garages
RECOMMENDATION:	ADVICE-MORE INFORMATION
S106 CONTRIBUTION TOTAL:	£N/A

History & Site Context

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), has been consulted on approval of reserved matters following outline consent WA/26/18 for 6 x dwellings. The outline approval was for all matters reserved and therefore this current application seeks matters of access, layout and scale to be approved.

Access & Visibility

Access will be via a vehicle crossover to Arundel Road which is 'C' classified local distributor road subject to a 30mph speed restriction in this location. As per previous comments the applicant has demonstrated that splays in excess of 2.4m by 43m are achievable entirely within the publicly maintained highway, as per the required Stopping Sight Distance (SSD) for vehicle speeds of 30mph, in line with Manual for Streets (MfS) guidance.

The access is wide enough for two cars to pass but the applicant has not demonstrated that a refuse collection vehicle or fire appliance can enter and turn on site in order to exit in a forward gear. The applicant should clarify whether refuse collection will be from the roadside or within the site and demonstrate via swept path tracking that a fire appliance can enter and turn on site. Fire appliance is required to reach within 45m of the furthest point of each building as per MfS paragraph 6.7.2, from an inspection of the plans this does not appear possible for all plots. WSCC Water Access Manager has been consulted and comments will be forwarded in due course.

Car Parking

Floor plans have not been provided and thus the LHA is unable to assess the parking demand of the development. The applicant should provide floor plans so that the LHA can assess the parking demand based on the habitable rooms and location of the site. Double garages are provided, these should measure 6m by 6m internally – floor plans should be provided. It is evident that there is sufficient space within the site for cars to turn to exit on to the public highway in a forward gear.

Accessibility

The site is a short distance from the A27 which provides a strategic route on to nearby larger villages and towns by car. It is close to Bignor-Barnham-Bognor cycle route (South Downs Way to NCN2 – 5 villages cycle network). Provided the garages meet the correct dimensions secure and covered cycle storage can be accommodated within the garages.

Bus stops within the vicinity run limited services to Arundel and Chichester and it is anticipated that the majority of daily trips would be by private car.

Conclusion

In summary the principle of the scheme is acceptable however the applicant is required to provide further demonstration of the proposals in the form of floor plans (houses and garages), clarification of refuse collection and demonstration via swept path tracking that refuse and fire appliance can turn within the site, ideally reaching within 45m of furthest point of each building.

Please ask the applicant for this additional information and re-consult.

Katie Kurek

West Sussex County Council – Planning Services