

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	21 November 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. New submitted plans received.
RECOMMENDATION:	Advice

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been re-consulted on approval of reserved matters for 6 x dwellings with new access to 'C' classified Arundel Road.

In comments dated 22 February 2019, further information was requested in respect to refuse collection arrangements and car parking provision. Amended plans have now been provide and the LHA wish to provide additional comments as follows.

Servicing

Drawing no. 19-001 SK111019 details a refuse vehicle turning head within the site, considering the site access and scale of development this would remain privately maintained. It would appear that the manoeuvre for a refuse vehicle would be restrictive and could require a multi-point manoeuvre. The LHA advise that Arun, as the local waste authority, are consulted on the proposed arrangements and whether collection from the roadside would be a preferred option. Considering level of forward visibility and existing properties on Arundel Road where bin collection is from the roadside, the LHA would not raise a highway safety concern if it were to be necessary to collect from roadside. However, waste authority should provide comments on preferred arrangements and ideally swept path tracking using relevant sized vehicle should be provided.

It is anticipated that a fire appliance could access the site to serve the furthest dwelling. Whilst this may result in reverse manoeuvre to Arundel Road, LHA consider this scenario rare and not a highway safety reason to resist the proposals. Whilst it would be beneficial for applicant to demonstrate fire appliance turning within site also, it is anticipated this could be achieved with a multi-point manoeuvre. Furthermore, matters of fire access and safety would form part of Building Regulations.

Car Parking

Floor plans and garage plans have now been provided. Each dwelling will be provided with a double garage at least 6m by 6m to count toward 2 x allocated spaces and provide bicycle storage. From an inspection of the plans there is also sufficient space within each plot for additional car parking and it is anticipated that cars can turn within the site and would not reverse to the public highway.

Conclusion

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

INFORMATIVE

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Katie Kurek
West Sussex County Council – Planning Services