

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Spring
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	14 January 2020
LOCATION:	The Steddles North End Road Arundel BN18 0DT
SUBJECT:	Y/121/19/PL Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.
DATE OF SITE VISIT:	
RECOMMENDATION:	Objection / More Information
S106 CONTRIBUTION TOTAL:	

The application is for demolition of the existing dwelling and erection of 11 dwellings at The Steddles, North End Road, Yapton.

Access

A simple priority junction onto North End Road is proposed. Visibility splays of 2.4m x 45m can be provided. No pedestrian provision is shown at the site access only a link into the access road of the adjoining consented site. As such it is considered that the applicant should investigate the provision of dropped kerbs/tactiles to enable pedestrians to cross North End Road. It is also requested that a stage 1 Road Safety Audit (and if applicable designers response in line with the requirements of GG119) is undertaken given the proximity to the Clays Farm access.

The design and access statement highlights the potential for a pedestrian and cycle access to the adjacent site (onto the site access road).

Trip Generation

No trip generation information has been provided with the application however if utilising agreed trip rates from the adjoining Clays Farm application are used it is anticipated the site would generate 6 AM peak and 6 PM peak two way vehicle trips as such the development would not result in a severe impact on the local highway network.

Parking

A total of 25 parking spaces are to be provided, with the site layout showing 2 allocated spaces per dwelling and 3 visitor spaces. Utilising the WSCC parking demand calculator with the level of proposed parking would result in a total parking demand of 33 vehicles. As such the level of parking should be reconsidered and the use of the WSCC parking demand calculator provided.

No details have been provided on the level of EV parking spaces to be provided

Cycle stores will be provided in rear gardens.

Servicing

Vehicle tracking has been provided for a refuse vehicle and is acceptable.

Conclusion

An objection is raised as adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access and off-street parking and would not therefore give rise to increased hazards to highway users.

To address the reasons for the objection the following information should be provided:

- Consideration of pedestrian movements at the site access;
- A stage 1 RSA and if necessary a designers response in line with the requirements of GG119;
- Details of use of WSCC parking demand calculator and further consideration of parking provision; and
- Details on EV parking provision

Stephen Gee
West Sussex County Council – Planning Services