

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	21 February 2020
LOCATION:	Land north of Yapton C of E Primary North End Road Yapton BN8 0DU
SUBJECT:	Y/17/20/PL Construction of a new access to serve residential development This application may affect a Public Right of Way.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Proposal Summary

The proposal is for the Construction of a new access to serve a new residential development. The application site is located on North End Road a publicly maintained 'B' classified road subject to a 30 mph speed limit.

History

Previously the Local Highways Authority (LHA) received consultation on matters at this location under application,

- Y/93/14. This sought outline for 38 dwellings, with access considered. The LHA gave advice on the proposal, no concerns were raised,
- Y/44/17. This sought outline for 70 dwellings, with access considered. The LHA gave advice on the proposal, no concerns were raised,
- Y/88/18. This sought outline 38 dwellings, with access considered. LHA gave advice on the proposal, no concerns were raised.

Access

The LHA advise the Local Planning Authority (LPA) that there is currently an ongoing live section 278 agreement without technical approval for this access. As a result, the submitted S278 General Arrangement drawing is potentially subject to change.

The LHA also advises that the Stage 2 safety audit will be secured under the Section 278 agreement and will not be considered at the planning stage.

Construction Management Plan (CMP)

The plans attached to the CMP are 'cut up' please provide full plans within the CMP so that the LHA can provide substantive comments on this matter. This matter could be secured via a suitably worded condition.

Footway

With the approval of the Clays Farm Development to the north of the site, the LHA request the applicant provides a footway/pavement along the site frontage to link with the existing footway to the south and the Clays Farm Development site. This should be supported with a Stage 1 Road Safety Audit.

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.

Stephen Garrard
West Sussex County Council – Planning Services