

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority: Tim Townsend
DATE:	19th March 2021
LOCATION:	Clays Farm North End Road Yapton BN18 0DT
SUBJECT:	Y/18/21/RES Approval of reserved matters following Y/62/18/OUT for 33 No. residential units, access, landscaping & associated works. This site is in CIL Zone 3 & is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a (desktop assessment)
RECOMMENDATION:	More Information Required
S106 CONTRIBUTION TOTAL:	n/a for purposes of this application

This is the WSCC Highways (CHA) response to the above planning application seeking approval of reserved matters following Y/62/18/OUT for 33 No. residential units, access, landscaping & associated works.

CHA response.

The following additional information should be provided:

1. A detailed plan showing the section of access road from North End Road up to the start of the internal site layout. Please also provide the Road Safety Audit carried out for that section of road. This is required to show how it and the internal layout are proposed to work together.
2. The internal road layout as currently should would, in places, give a 'mixed-message' to users with regard to shared space and traditional footways and carriageway given lack of footways in one general area (north-western side of the main section of internal access road). It is recommended that a footway is provided on this side as well as the other – additional section as indicated on the extract below (see red dots):



The added advantage here is that pedestrians leaving the site on the southern side of the internal access road would be intervisible with drivers entering the site. Also, where this additional footway meets the entrance to the site opposite plot 33, it should be terminated here with a rumble strip provided just in advance of it (to the east). To correspond with this, the footway shown on the northern side outside of plots 31 to 33 should also be re-visited and possibly re-configured as where it is currently shown emerging to the access road pedestrians might be 'masked' from the view of drivers entering the development site by the adjacent land holding to the east. Visibility splays for pedestrians and drivers should also be added to the drawing. It may also be beneficial providing a form of speed restraint (or restraints) on the main access road leading into the site given that the space does not provide any separate footways.

3. The termination points for all roads where footways are proposed should be re-visited to ensure that pedestrians have ramps and associated tactile paving and rumbles strips in the correct places.
4. Areas of hardstanding should be provided behind all parallel parking areas.
5. In light of comments made by others about cycle access, could consideration be given to widening the paths in-and-around the green area (including links out of the site to the north and south) to provide for shared use by pedestrians and cyclists? If this were to prove feasible, signing, markings and access restraints would also need to be considered at points where such paths enter and leave the site and where they meet roads.
6. Please show lighting for the internal road layout and access road leading to it from North End Road.

Please note that due to lack of service margins the scheme as presented would not be suitable for adoption under S38 of the Highways Act.

Please re-consult when the above information is provided, at which time the CHA will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services