

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Simon Davis
FROM:	Alison Meeus, Highways, WSCC
DATE:	05/07/2018
LOCATION:	Land East of North End Road
SUBJECT:	<u>Y-49-18</u> Development of 10no residential properties and associated infrastructure.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£TBA See below for breakdown.

Summary

WSCC raise no objection subject to the conditions attached, to the development of 10 dwellings on land east of North End Road. The site provides a good safe access onto the public highway within recommended guidelines; and provides a well-connected layout providing a sustainable development in line with NPPF guidelines.

Access and Turning

The access location is historic and currently a dropped kerb is still in situ, although a brick wall currently blocks any route into the site. This will be re-instated as a bell mouth access with 6m kerb radii and a 4.8m wide access width. This will allow two cars to enter and exit the site simultaneously. A 1.8m footpath will link to the eastern footpath on North End Road and provide a continuous link into the site, and can be progressed via a S278 agreement (see informative).

Turning on site is also accommodated and swept path diagrams show both a fire appliance and refuse vehicle can enter, turn and exit in forward gear.

Visibility

A speed survey was undertaken during the week commencing 26th January 2018. The 85th percentile speeds for North End Road were recorded at 40mph northbound and 35mph southbound. Proposed splays at the access will be 2.4m x 55m to the north and 2.4m x 120m to the south. Based on Manual for Streets SSD the visibility splays provided will be suitable for the design speed of the road.

The existing wall outside the site will be reduced in height to accommodate the 120m visibility splay to the south.

Car Parking

The site will provide 21 car parking spaces. This will be allocated as 2 spaces for the 2 and 3 bed properties and 3 spaces for the 4 bed property. 3 visitor spaces will also be provided for on the site. Garages will be built in line with current standards at 3m x 6m to ensure space is available for storage of bicycles. WSCC car parking calculator has been consulted and based on the outputs this parking proposal would meet the expected demands.

Road Safety Audit & RTCC Data

A Stage 1 Road Safety Audit was undertaken using policy guidance HD19/15. No issues were found. Equally in the last 5 years there has been 3 recorded accidents ALONG North End Road in the vicinity of the application; but not at the access location. These were not related to any highway defect.

Capacity Impact

TRICS is a database of trip rates for developments used in the United Kingdom for transport planning purposes, specifically to quantify the trip generation of new developments. A TRICS (Trip Rate Information Computer System) analysis was undertaken and proposed an additional 4 trips onto the highway network in the morning and afternoon peaks; as such this would not be considered severe.

Sustainability

The site is located in a good position in close proximity to local amenities, and public transport, and the national cycle network. Bus stops are on both sides of the road and provide routes within and beyond Yapton and Cycle storage will be provided which is covered and secure.

Alison Meeus

West Sussex County Council – Planning Services

CONDITIONS

Access (details approved, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Prevention of Surface Water Draining onto Public Highway

No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: In the interests of road safety.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

CONSTRUCTION

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVES

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

