

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	1 June 2021
LOCATION:	Sunny Mead Farm North End Road Arundel BN18 0DL
SUBJECT:	Y/57/21/PL Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses, 3 No 3 bed house (resubmission following Y/33/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	Advice / More Information
S106 CONTRIBUTION TOTAL:	

West Sussex County Council (WSCC) as the Local Highway Authority (LHA) has been consulted with regards to any highway safety or capacity concerns.

Site Context/Proposal

The proposal is to use and update an existing access from North End Road in Yapton. North End Road is a B class road subject to a 30mph speed restriction. The existing site access that currently serves one dwelling is located approximately 49m south of the railway crossing. The Local Planning Authority (LPA) should consult Network Rail if they have not already done so. The site is fronted by a footway that is a continuous footway link into Yapton and local services/amenities.

It is proposed to demolish the existing dwelling and build 5 new dwellings on the site. The LHA were previously consulted on the same site under planning reference Y/33/20 for 7 dwellings, to which we raised no objection subject to advice and conditions being given, please see our response dated 3rd April 2020.

Access/Visibility

Previously access was proposed to upgrade the existing access in the same location to a formalised T junction, with dropped kerbs and tactile paving to facilitate pedestrian crossing, visibility splays were also submitted based on ATC data results. With this application no access drawings or information has been provided what so ever, this needs to be provided so the LHA can check the access details in full.

Trip generation

No trip generation information has been submitted. Given the size of the development when this is run through the TRICS database we would expect to see around 3 two-way vehicle trips in the peak hours. This level of trips added to the network in peak hours would not have a significant impact.

Parking

11 parking spaces are proposed. The LHA would raise no concern to this amount. It appears that there is adequate space for all spaces to be accessed. Active charging points for electric vehicles should be provided at a minimum of 20% of all parking spaces with ducting provided at all remaining spaces where appropriate to provide 'passive' provision for these spaces to be upgraded in the future.

Refuse collection

It appears that refuse collection will take place from North End Road with bin storage being provide towards the front of the site, so there is no turning head within the site; however given the high number of delivery vehicles such as food delivery's, couriers etc consideration needs to be given to how a vehicle entering this site would turn and exit in forward gear, it would not be acceptable to reverse in from or out into the highway.

Conclusion

Access information and drawings are required for the LHA to be able to offer full comments on this application.

Emma Avis (MCIHT) - Transport Planner
West Sussex County Council – Planning Services