

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Highways, WSCC: Tim Townsend
DATE:	7 th January 2019
LOCATION:	Land off, Burndell Road, Yapton, Arundel
SUBJECT:	Y/97/18/DOC Approval of details reserved by condition imposed under ref Y/19/16/OUT relating to Condition Nos 5, 6, 7, 9, 10, 11, 12, 15, 17, 18, 19, 22, 23 and 24.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☒ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A for this application (secured at outline stage)

This is the WSCC County Highway Authority (CHA) response to the above application for approval of details reserved by condition imposed under ref Y/19/16/OUT relating to condition No's 5, 6, 7, 9, 10, 11, 12, 15, 17, 18, 19, 22, 23 and 24. Comments below respond specifically to highway matters only – so namely that contained in conditions 18, 22 and 23. A comment is also made about condition 7 (landscaping) but only in relation to visibility at access points and surfacing/materials used for any formal Public Rights of Way (PRoW). For all remaining conditions above, the LPA should consult the relevant specialists.

Conditions:

- Condition 7 (landscaping)** – The applicant should ensure that any landscaping in areas required for visibility purposes (including that required for pedestrians) alongside accesses and road junctions be limited to grass or hard landscaping with a maximum height (when mature) of no greater than 0.6m (current plans shown hedge planting with height of 1.0m – this is not acceptable to the CHA). For any hard landscaping/materials used on the existing Public Right of Way (PRoW) within the site, comments will be forthcoming directly from the PRoW team to the case officer.
- Condition 18 (street lighting)** – If the estate roads within the development are to be offered for adoption under Section 38 of the Highways Act 1980, then a check of the street lighting details will be undertaken as part of that process to ensure that whatever is proposed meets PFI Contract guidelines. If the estate roads are to remain private, the applicant should provide a written statement from a qualified street lighting engineer to confirm that the lighting is fit-for-purpose and meets PFI Contract guidelines.
- Condition 22 (car parking)** – Dimensions for allocated, unallocated and visitor parking spaces appear to be acceptable. The Parking Technical Note supplied with the planning application states the dimensions of the garages as being 6.0m long by 3.0m wide but doesn't say whether these are internal or external measurements. They should be internal. The case officer should ensure that internal dimensions of 6.0m x 3.0m will be provided.

- 4. Condition 23 (cycle parking)** – The cycle parking for properties 93-98 (south-western corner of the site) should be shown covered and secure. Drawing 18-070/103 does not appear to show this. The case officer should ensure that the cycle parking for all units is provided secure and covered.

Tim Townsend
West Sussex County Council – Planning Services