

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	16 December 2020
LOCATION:	Bonhams Field, Main Road, Yapton, BN18 0DX
SUBJECT:	Y/98/20 Erection of 75 No. dwellings with associated parking, public open space & the creation of a new vehicular access. This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been re-consulted on proposals for 75 x dwellings and associated works on land at Bonhams Field. In comments dated 21 October 2020 the LHA requested further information in the form of updated Road Safety Audit (RSA), site access plan, consideration to pedestrian/cycle connectivity and consideration to providing additional parking and garage widening/changes.

Amended plans and additional information has been provided to which the LHA wish to make the following comments.

RSA

Whilst the access arrangements remain as per Y/1/17, the development has been run past the auditor considering that HD19/15 has been superseded by GG119. The auditor has confirmed that '...the problems and comments highlighted in our RSA are still valid today.' The LPA should refer to the RSA and Designers Response provided under Y/1/17, which was accepted by the LHA.

Access Arrangements

The detailed access plan including dropped kerb tactile paving points will be provided at detailed design stage and thus the LHA consider that access details should be conditioned as plans to be provided.

Splays of 2.4m by 54m north and 53m south, as provided under Y/1/17 should be secured via condition.

Internal Layout and Car Parking

It has been clarified that the link in southern section of site to pedestrian access south-east corner will facilitate pedestrian movement from the public highway to the site with detailed pedestrian desire lines, crossing points and dropped kerbs to be shown at detailed design stage. It is noted that there are landscaping reasons for not providing additional pedestrian links between different sections of the site (e.g. plot 46 to 75 link). The site plan also shows potential pedestrian/cycle link to site north of development (north-west corner, plot 19). This is referred to as a potential future PROW link and thus WSCC PROW team should be consulted on these proposals.

With respect to car parking, where required the garages have been widened to meet the 3m by 6m requirement to be counted as 0.5 space, as stipulated in the Arun Supplementary Planning Document (SPD). Additional parking across the site has been provided. The LHA have reviewed the amended plan and count 157.5 allocated spaces plus 15 x visitor spaces (172.5 total). As the requirement is 169 x spaces this exceeds the requirement.

Conclusion

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following condition(s) and informative note(s) would be advised:

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

No part of the development shall be first occupied until visibility splays of 2.4 metres by 54 metres to the north and 2.4 metres by 53 metres to the south have been provided at the proposed site vehicular access onto Main Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

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.

No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

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.

INFORMATIVES

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) 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.

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Katie Kurek
West Sussex County Council – Planning Services