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| Joint Western Arun Area Committee | Ref No: WA01 (20/21) |
| May 2020 | Key Decision: No |
| Yapton: Bilsham Road, Proposed Waiting Restrictions - URGENT ACTION | Part I |
| Report by Director of Highways, Transport and Planning | Electoral Division(s): Middleton |

Summary

Planning consent has been granted for the construction of new houses on land accessed from Cinders Lane in Yapton, which will provide vehicular access to the new development. A Traffic Regulation Order (TRO) has been proposed to keep the junction of Cinders Lane with Bilsham Road free of parked cars to improve safety. Objections to the proposed restrictions have been received.

Consideration of this matter is being made using the Urgent Action procedure because planning conditions oblige the developer to resolve TRO matters before the new development can be occupied. It is therefore necessary to provide a decision on the TRO before the next meeting of the Joint Western Arun Area Committee scheduled for 2 July 2020.

Recommendation

That the Joint Western Arun Area Committee, having considered the points raised during the consultation on the proposal, authorises the Director of Law and Assurance to make a Traffic Regulation Order enacting a revised version of the original proposal, as shown in Appendix B to this report.

Proposal

1. Background and Context

- 1.1 On 31 August 2018 Arun District Council granted outline planning permission for the construction of 51 houses at Cinders Nursery, to the east of Cinders Lane in Yapton. Access to the new development would be provided via Cinders Lane, which has a junction with Bilsham Road.
- 1.2 Cinders Lane is a privately maintained road previously used for access to Allotments and Cinders Nursery. As the new development is constructed it will be surfaced and improved to safely accommodate the additional vehicle movements associated with the new housing.
- 1.3 During the planning process it was identified that vehicles parking on Bilsham Road, at its junction with Cinders Lane, would restrict visibility for vehicles emerging onto the main road, and that this would cause an avoidable safety issue. The developer is required by the Section 106 Planning Agreement to install measures to resolve this issue.

2. Proposal

- 2.1 To resolve the safety issue the developer of the new housing applied for a Traffic Regulation Order to install double yellow lines on the eastern side of Bilsham Road for a distance of 15 metres either side of its junction with Cinders Lane. This original proposal is shown in Appendix A.
- 2.2 During the public consultation for the scheme 8 objections were received from members of the public, and concerns about loss of parking were raised by the local District Councillor and Yapton Parish Council. As a result of this the original scheme has been reviewed. The revised proposal is shown in Appendix B.
- 2.3 The revised proposal reduces the length of double yellow line south of Cinders Lane to maintain parking in front of Medway Cottages. A short length of line will be retained to maintain visibility, but this will be limited to cover the dropped kerb providing access to No. 8 Medway Cottages. As it is unlawful for the public to park across a dropped kerb, this will result in no public parking being lost in front of the cottages.
- 2.4 The restriction north of Cinders Lane is limited to cover the frontage of Meadowcroft Surgery. As there are two dropped kerbs on this length of road, this results in the loss of only two parking spaces and leaves the road in front of the shops available for parking.
- 2.5 It is considered that the revised proposal presents a good balance between preserving local amenity and maintaining safety at the junction of Cinders Lane. The revised proposal is supported by the local traffic engineer, the developer and the Local Member, Cllr Pendleton.

3. Resources

- 3.1 The cost of processing the TRO application and installing the new restrictions will be met by the developer. A Section 106 payment covering the TRO costs has been agreed. Future maintenance of the lines will be met from the appropriate highways maintenance budget.

Factors taken into account

4. Consultation

- 4.1 The public consultation on the original proposal ran from 24 October 2019 to 14 November 2019. During this time public notices were erected on site and consultation documentation was available on the TRO Team website and at Littlehampton Library. Notice of the consultation was sent to Yapton Parish Council, Arun District Council, the emergency services and local bus companies.
- 4.2 During the consultation, objections were received, and these are summarised in Appendix C to this report, along with a WSCC officer response to the points raised. As detailed above, the proposal has been revised in response to the public consultation, however this will not resolve all the objections raised.

5. Risk Implications and Mitigations

| Risk | Mitigating Action (in place or planned) |
|---|---|
| Introducing the restrictions will move parking to less suitable parts of Bilsham Road | The revised scheme removes only two parking spaces and this parking can be safely accommodated in the surrounding area. |
| Refusing permission to implement the TRO would allow parking to make the Cinders Lane junction hazardous and contradict the formal Agreement with the developer made during the planning process. | This risk will be fully mitigated if the scheme is approved. |

6. Other Options Considered

- 6.1 Other than the modification to the proposal described above, the proposed restrictions are considered to be the only practicable way to remove parking from the junction.

7. Equality Duty

- 7.1 It is considered that there are no outstanding issues that conflict with the Council's Local Authority Equality Duty and that the reasons for proposing the scheme justify its installation.

8. Social Value

- 8.1 The scheme complies with the WSCC policy of promoting a Strong, Safe and Sustainable place.

9. Crime and Disorder Act Implications

- 9.1 WSCC officers do not consider this scheme to have any implications under the Crime and Disorder Act. Sussex Police were consulted on the proposal and confirmed they have no concerns in this regard.

10. Human Rights Implications

- 10.1 The scheme does not present any identifiable concerns under the Human Rights Act.

Matt Davey

Director of Highways, Transport and Planning

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Appendices:

Appendix A – Drawing of Advertised Proposal

Appendix B – Drawing of Modified Proposal

Appendix C - Summary of Comments and Objections

Agreed



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Katharine Eberhart

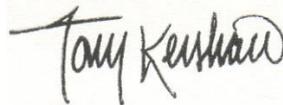
Director of Finance and Support
Services



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David Edwards

Chairman
Joint Western Arun Area Committee

Action Authorised



Tony Kershaw

Director of Law and Assurance

Date 11.05.20