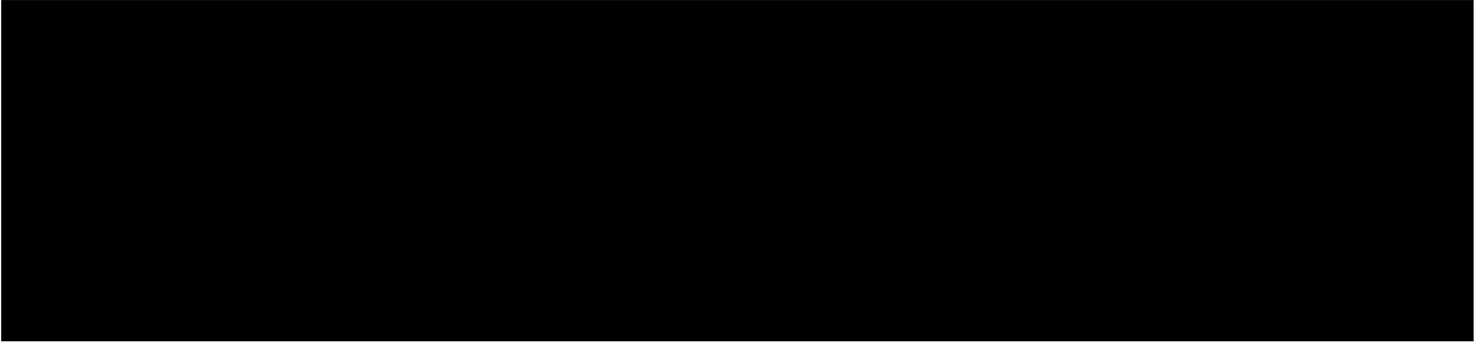




From: Tim Townsend [REDACTED]
Sent: 28 November 2018 12:17
To: Anita Gardner
Cc: Planning.Responses
Subject: AB/36/18/PL - Blastreat Ltd. - WSCC Highways response dated 28th November 2018

Dear Anita,

Please find attached WSCC Highways report dated 28th November 2018 in response to the above planning application.

Should you wish to discuss, please contact me.

Thank you,

Tim

Tim Townsend, MCIHT
Principal Planner, Highways – Planning Services
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RH

Web: www.westsussex.gov.uk

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC: Tim Townsend
DATE:	28th November 2018
LOCATION:	Blastreat Limited & adj Greenhurst, Fitzalan Road, Arundel, BN18 9JS
SUBJECT:	AB/36/18/PL Demolition of existing buildings & erection of a block of 46 sheltered apartments for the elderly (comprising 22 x one bedroom apartments & 24 x two bedroom apartments age restricted to 60 years and over), with associated access electric buggy/cycle stores & refuse bin store & 32 parking spaces. Resubmission of AB/77/17/PL. This application affects the character and appearance of Arundel Conservation Area. <u>Further information received.</u>
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☒ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

This is the fourth WSCC highways (CHA) response to the above application following submission of further information from the applicant/their agents to Arun District Council. Comments below should be read-alongside CHA responses dated 25th June 2018 and email to the LPA about access for fire-fighting purposes dated 8th November 2018.

Summary position of Highway Authority.

Following review of latest information provided by the applicant, the CHA considers that suitable access to-and-from the site has not been adequately demonstrated for users of the development including that for fire and rescue purposes. Explanations given below. As such, a highway objection is recommended.

Highway Authority consideration/comments following review of drawing 1650 51 Revision 'D' (Proposed Site Plan – 22nd October 2018) and associated supporting information.

- 1. Access visibility** – The visibility splay in the trailing traffic direction (looking west) appears to cross third-party land. Also, the red edging is not extended around it. Therefore, there is risk that it cannot be provided without consent of others and could be obstructed if agreement isn't reached between parties and/or if it's not taken across land under the applicant's control or highway land.
- 2. Access bellmouth** - There is no bellmouth radius on the western side of the access, thereby requiring drivers to cross the centreline (or notional centreline) of Fitzalan

Road when turning left/west out of the access, which could be into the path of oncoming vehicles. As such, a suitable radius should be provided. This will require the entire access to be moved eastwards to accommodate it and a suitably-dimensioned access provided suitable for two-way traffic to use the entrance.

3. **Path for buggy/mobility scooter users** - A suitably dimensioned path is not shown connecting the buggy store found on the western side of the building to the proposed footway shown along the front of the building, therefore requiring users of such vehicles to be present in the vehicular access to the development. This should be provided to demonstrate access for pedestrians and buggy users-alike without bringing them into conflict with drivers using the vehicular access.
4. **Footway across frontage** - The proposed footway along part of the frontage is shown extending west which would mean that users from the development would be directed to walk 'away' from the desire-line towards the town centre – cross the road – and then turn to travel east towards town. Concern is expressed that some might not do this and cross over the road closer to the bend in Fitzalan Road where visibility is less when compared to the crossing point currently shown west. As such, the applicant should look to provide a footway along the *entire* frontage and create a suitable crossing point/location to align with the desire line to-and-from the paths leading to/from the town centre. Factors such as ramps, tactile paving and visibility should also be demonstrated in accordance with design standards and/or guidance as applicable. Any boundary treatment (wall/planting etc.) should be no higher than 600mm when built/fully mature respectively. Any footway should measure 2.0m wide to cater for a choice of user. The current as-proposed arrangements should remain alongside this addition for users wishing to travel west.
5. **Suitability of lift at main entrance for buggies, mobility scooters and wheelchair users** – The lift shown at the main entrance appears very small and might not accommodate buggies, mobility scooters nor wheelchair users. The applicant does not, therefore, demonstrate that what is provided here would be suitable.
6. **Width of path alongside Co-Op** – To permit larger buggies/scooters to use the path alongside the Co-Op, the guard rail at the western end would need to be reduced in width - thereby widening the gap to accommodate the larger 'vehicle'. Just over 1.0m would be required.
7. **Fire and Rescue access** - The West Sussex Fire and Rescue Service (WSFRS) has reviewed the submitted plans for the planning application and has stated that suitable access for fire-fighting purposes is not currently demonstrated. As such, it would require further information to substantiate the proposal that all parts of the dwellings can be reached with 45mtrs from the operational location of a fire appliance. From the submitted plans, the majority of the access points are up steps and away from Fitzalan Road to the rear of the building. It would not appear that a fire appliance would have sufficient room to enter the rear car park area and turn to exit so travel distance would be exceeded. As such, the developer should submit tracking plans and/or hose laying proposals to substantiate the proposal. Although the requirements are part of the Building Regulations and do not form part of the planning process, if the issues can't be resolved or substantiated at this stage it would result in future re-design or changes to the planning application to achieve compliance to be sufficient from a WSFRS point of view.

Stopping-up of highway.

The applicant is advised that if the planning application is successful, any existing public highway required to be incorporated into the development must be the subject of a Stopping-Up Order. This process must be successfully completed prior to any highway land being enclosed within the development. The applicant should contact the Department for Transport's National Transport Casework Team in order to commence this process.

Conclusion.

The CHA considers that suitable access to-and-from the site has not been adequately demonstrated for users of the development including that for fire and rescue purposes. Therefore, the following highway objections are raised:

- 1.** Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access design (including visibility splays) for users of the development (including access for fire and rescue vehicles for fire-fighting purposes) and would therefore give rise to increased hazards to occupiers/users of the development and other highway users.
- 2.** The proposal does not demonstrate suitable and convenient access by a choice of means of travel nor encourage and enable an increase in environmentally sustainable means of travel such as walking, access by mobility scooters, cycling and public transport and thereby minimise the impact of car journeys.

Tim Townsend
West Sussex County Council – Planning Services

**PLANNING SERVICES DIVISION:
SECTION 106 CONSULTATION RESPONSE FOR ARUN DISTRICT COUNCIL**

DATE: 3rd July 2018

FROM: Eloise Short, Monitoring and Records

TO: Tim Townsend, Planning Applications Team

DISTRICT/BOROUGH COUNCIL: Arun

Application Number: AB/36/18

**The Provision of Service Infrastructure Related to Development at Blastreat Limited
& adj Greenhurst, Fitzalan Road, Arundel, BN18 9JS**

Planning Application details - Demolition of existing buildings & erection of a block of 46No. sheltered apartments for the elderly (comprising 22 x one bedroom apartments & 24 x two bedroom apartments age restricted to 60 years and over), with associated access electric buggy/cycle stores & refuse bin store & 32No. parking spaces. Resubmission of AB/77/17/PL. This application affects the character and appearance of Arundel Conservation Area

Summary of Density per Infrastructure Demands

Education			
Locality	Littlehampton		
Population Adjustment	42.6		
	Primary	Secondary	6th Form
Child Product	0.0000	0.0000	0.0000
Total Places Required	0.0000	0.0000	0.0000
Library			
Locality	Arundel		
Contribution towards Angmering / Arundel / East Preston / Ferring / Findon Valley / Tier 7 Sites	£13,897		
Contribution towards Rustington / Willowhale	£0		
Contribution towards Bognor Regis / Littlehampton	£0		
Population Adjustment	75.6		
Sqm per population	35		
Sqm Required	2.65		
Waste			
Adjusted Net. Households	45		
Fire			
No. Hydrants	TBC		
Population Adjustment	75.6		
£/head of additional population	£15		
TAD- Transport			
Net Population Increase	0.0		
Net Parking Spaces	0		
Net Commercial Floor Space sqm	0		
Total Access (commercial only)	0.0000		

Summary of Contributions

S106 type	Monies Due
Education - Primary	No contribution required
Education - Secondary	No contribution required
Education - 6th Form	No contribution required
Libraries	£13,897
Waste	No contribution required
Fire & Rescue	£1,134
No. of Hydrants	TBC
TAD	No contribution required

Total Contribution	£15,031
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Note: The above summary does not include the installation costs of fire hydrants. Where these are required on developments, (quantity as identified above) as required under the Fire Services Act 2004 they will be installed as a planning condition and at direct cost to the developer. Hydrants should be attached to a mains capable of delivering sufficient flow and pressure for fire fighting as required in the National Guidance Document on the Provision of Water for Fire Fighting 3rd Edition (Appendix 5)

The above contributions are required pursuant to s106 of the Town and Country planning Act 1990 to mitigate the impacts of the subject proposal with the provision of additional County Council service infrastructure, highways and public transport that would arise in relation to the proposed development.

Planning obligations requiring the above money is understood to accord with the Secretary of State's policy tests outlined by the in the *National Planning Policy Framework, 2012*.

The basis for this advice is contained in the County Council's adopted Supplementary Planning Guidance document "The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1".

All TAD (Total Access Demand) contributions have been calculated in accordance with the stipulated local threshold and the methodology adopted as Supplementary Planning Guidance (SPG) in November 2003.

The calculations have been derived on the basis of an increase in 45 Net dwellings.

Please see below for a Breakdown and explanation of the WSCC Contribution Calculators. Also see the attached spreadsheet for the breakdown of the calculation figures. For further explanation please see the Sussex County Council website (<http://www.westsussex.gov.uk/s106>).

Deed of Planning Obligations

- a) As a deed of planning obligations would be required to ensure payment of the necessary financial contribution, the County Council would require the proposed development to reimburse its reasonable legal fees incurred in the preparation of the deed.
- b) The deed would provide for payment of the financial contribution upon commencement of the development.
- c) In order to reflect the changing costs, the deed would include arrangements for review of the financial contributions at the date the payment is made if the relevant date falls after 31st March 2019. This may include revised occupancy rates if payment is made after new data is available from the 2021 Census.
- d) **Review of the contribution towards the provision of additional library floorspace should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.**
- e) **Review of the contribution towards the provision of fire service infrastructure (fire stations) should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.**

The contributions generated by this proposal shall be spent on additional stock at Arundel Library.

Fire and Rescue Service Contribution to be used towards supply and installation of additional fire safety equipment to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Arundel.

Recent experience suggests that where a change in contributions required in relation to a development or the necessity for indexation of financial contributions from the proposed development towards the costs of providing service infrastructure such as libraries is not specifically set out within recommendations approved by committee, applicants are unlikely to agree to such provisions being included in the deed itself. Therefore, it is important that your report and recommendations should cover a possible change in requirements and the need for appropriate indexation arrangements in relation to financial contributions.

Please ensure that applicants and their agents are advised that any alteration to the housing mix, size, nature or tenure, may generate a different population and thus require re-assessment of contributions. Such re-assessment should be sought as soon as the housing mix is known and not be left until signing of the section 106 Agreement is imminent.

Where the developer intends to keep some of the estate roads private we will require provisions in any s106 agreement to ensure that they are properly built, never offered for adoption and that a certificate from a suitably qualified professional is provided confirming their construction standard.

It should be noted that the figures quoted in this letter are based on current information and will be adhered to for 3 months. Thereafter, if they are not consolidated in a signed S106 agreement they will be subject to revision as necessary to reflect the latest information as to cost and need.

Please see below for a Breakdown of the Contribution Calculators for clarification of West Sussex County Council's methodology in calculating Contributions. For further explanation please see the Sussex County Council website (<http://www.westsussex.gov.uk/s106>).

Breakdown of Contribution Calculation Formulas:

3. Library Infrastructure

There are two methodologies used for calculating library infrastructure Contributions. These have been locally tailored on the basis of required contributions and the nature of the library in the locality, as below:

Library infrastructure contributions are determined by the population adjustment resulting in a square metre demand for library services. The square metre demand is multiplied by a cost multiplier which determines the total contributions as below:

Contributions = SQ M Demand x Cost Multiplier

a) Square Metre Demand

The square metre demand for library floor space varies across the relevant districts and parishes on the basis of library infrastructure available and the settlement population in each particular locality. The **local floorspace demand (LFD)** figure varies between 30 and 35 square metres per 1000 people and is provided with each individual calculation.

Square Metre Demand = (Adjusted Population x LFD) / 1000

b) Cost Multiplier- Library Infrastructure

WSCC estimated cost of providing relatively small additions to the floorspace of existing library buildings is **£5,252** per square metre. This figure was updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index for the 2018/2019 period.

4. Fire & Rescue Service Infrastructure

The Fire and Rescue Services infrastructure contribution is determined by the population adjustment multiplied by the relevant cost multiplier for the provision of services.

Fire and Rescue Contributions = Adjusted Population x Cost Multiplier

a) Adjusted Population

This is the sum of the occupancy rates for the net dwelling increase with the exclusion of social housing increase.

b) Cost Multiplier- Fire Rescue

There are two cost multipliers for WSCC which relate to the Southern Division and the Northern Division. The cost multiplier is calculated by dividing the total cost of necessary fire and rescue infrastructure within the division by the projected population for 2016. The cost multipliers are as below:

Southern Division (Chichester, Arun, Worthing and Adur): £15 per person

Northern Division (Horsham, Crawley, Mid Sussex): £57 per person in Horsham, £105 per person in Crawley

Note: The installation costs of fire hydrants are excluded from the above and will continue to be required on developments as a direct cost to the developer as required under the Fire Services Act 2004

cc: **David Boarer, WSCC Fire Services (via email)**
Karen Wallace, WSCC Library Services (via email)