

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 January 2022 08:03
To: Planning Scanning
Subject: FW: AL/113/21/OUT - Land at Bayards Level Mare Lane Eastergate
Attachments: AL 113 21 NO OBJ.pdf

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Simon Davis <>
Sent: 11 January 2022 15:23
To: Planning.Responses <>
Subject: FW: AL/113/21/OUT - Land at Bayards Level Mare Lane Eastergate

Final WSCC Highways comments

From: Katie Kurek <>
Sent: 11 January 2022 13:51
To: Simon Davis <>
Subject: RE: AL/113/21/OUT - Land at Bayards Level Mare Lane Eastergate

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Thanks Simon

Please find attached final comments with advised conditions and signed Designers Responses for both the phase 1/2 access works and the bus stop improvement works.

Re the contribution toward Fontwell Avenue accessibility improvements, this is something the applicant has offered. The planning obligations page on Arun.gov.uk does state that *"In some cases, CIL, section 106 and highway agreements will work alongside each other to ensure all the impacts of development are addressed"* and that *"securing the developer to provide infrastructure within their development or the vicinity"*.

We therefore consider that the contribution could provide site specific mitigation to ensure a safe and suitable means of access for all. However, I ultimately leave this up to you whether a contribution is something you wish to seek further with the applicant .



Katie Kurek | BA (Hons) MCIHT | Senior Transport Planner (Development Management)

Pronouns: She/Her/Her's

County Highways Team – Planning Services - Economy, Planning and Place Directorate - [West Sussex County Council](#)

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

[Redacted]

From: Simon Davis [Redacted]

Sent: 10 January 2022 18:54

To: Katie Kurek [Redacted] >

Subject: RE: AL/113/21/OUT - Land at Bayards Level Mare Lane Eastergate

Hi Katie,

I issued a re-consultation earlier today just re the bus stop plan. I have also now received the RSA and I'm proposing not to issue another new re-consultation as you have already had one from me today. So when you respond please do so on the basis of the RSA and the Plan (both attached for ease).

Thanks

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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From: Simon Davis

Sent: 10 January 2022 16:48

To: Katie Kurek [Redacted]

Subject: RE: AL/113/21/OUT - Land at Bayards Level Mare Lane Eastergate

Hi Katie,

I'm sorry I don't agree. We can only use s106 for contributions towards mitigation within the site area and so this will need to be delivered through CIL. The Fontwell Avenue highway boundary is not within the red edge (so not within the site) and I also note that you have suggested that the contribution might even be spent elsewhere. We had a similar issue with the Wings site (AL/20/21/PL) but in that case the applicant

was happy to extend the red edge to include areas of the highway where footway improvements, cycle racks, crossing points were to be located. I will advise the applicant and report this position in the Ctte report.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	11 January 2022
LOCATION:	Land at Bayards Level Mare Lane Eastergate PO203RZ
SUBJECT:	AL/113/21/OUT Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan. Revised Stage 1/2 Road Safety Audit and Appendices.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 69 x dwellings and associated works. In comments dated 8 December 2021 the LHA requested further information in the form of bus stop improvements to the northbound Level Mare Lane bus stop with accompanying Road Safety Audit (RSA). It was also noted that the RSA for Phase 1/2 works referred to the 42 x dwelling scheme approved under BN/50/20. This has been amended and the RSA has assessed the additional 69 x dwellings from permitted right hand turn lane and new vehicle crossover to Level Mare Lane. No new issues have been raised, please see comments dated 8 December 2021. The points within the RSA are considered to be addressed and accompanying Designers Response details these.

A drawing of the proposed bus stop hardstanding and dropped kerb tactile paving crossing point has been provided. No issue has been raised in regard to the pedestrian visibility demonstrated. The one issue raised within the RSA pertains to overhanging vegetation which can be cut back to maintain visibility for pedestrians. The point within the RSA is considered to be addressed and accompanying Designers Response details this.

s106 - The LHA advise that the bus stop improvement works and Travel Plan are secured through s106 agreement. If a contribution is offered from the applicant toward pedestrian/cyclist improvements along Fontwell Avenue this should be secured through the s106 also.

The new vehicle crossover to Level Mare Lane can be secured via condition. Matters of internal layout, car and bicycle parking would be expected at reserved matters stage.

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 111), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions and informative notes would be advised:

Access

No part of the development shall be first occupied until such time as the vehicular access from Level Mare Lane serving plots 29-34 has been constructed in accordance with the details shown on the drawing titled LEVEL MARE LANE VISIBILITY SPLAYS and numbered 020.0672.007 Rev. A.

Reason: In the interests of road safety.

Visibility

No part of the development shall be first occupied until visibility splays as detailed on drawing titled LEVEL MARE LANE VISIBILITY SPLAYS and numbered 020.0672.007 Rev. A. have been provided at the proposed site vehicular access onto Level Mare Lane in accordance with the approved planning drawings. 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.

Construction Management Plan

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.

INFORMATIVE

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

INFORMATIVE

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.

INFORMATIVE

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.

Katie Kurek
West Sussex County Council – Planning Services