



From: Tim Townsend [REDACTED]
Sent: 27 November 2018 11:31
To: Claire Potts
Cc: Planning.Responses; Derek Whittington; Elaine Munns; Eloise Short
Subject: AL/118/18/OUT - Outline application for construction of 10 homes - Ryefields Farmhouse, Oak Tree Lane, Woodgate, PO20 3GU - WSCC Highways response dated 27th November 2018

Dear Claire,

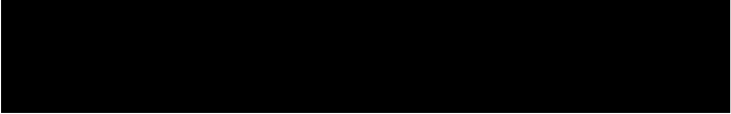
Please find attached WSCC Highways report dated 27th November 2018 in response to the above planning application.

Should you wish to discuss it, please do not hesitate to 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



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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Claire Potts
FROM:	Highways, WSCC: Tim Townsend
DATE:	27 th November 2018
LOCATION:	Ryefields Farmhouse, Oak Tree Lane, Woodgate, Chichester, PO20 3GU
SUBJECT:	AL/118/18/OUT Outline application with some matters reserved for the demolition of existing buildings & the erection of 10 No. dwellings comprising 1 No. three bedroom detached, 2 No. three bedroom semi detached, 4 No. four bedroom semi detached & 3 No. four bedroom detached houses with associated access & parking.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£7,130 per-dwelling contribution towards highways infrastructure to support the BEW Strategic Allocation. Non-highways found at foot of this report.

This is the WSCC Highway Authority (CHA) response to the outline application with some matters reserved for the demolition of existing buildings & the erection of 10 No. dwellings comprising 1 No. three bedroom detached, 2 No. three bedroom semi detached, 4 No. four bedroom semi detached & 3 No. four bedroom detached houses with associated access & parking.

Summary position of Highway Authority.

Additional information is required to enable the Highway Authority to consider the proposal further.

Site location and access.

The site is located in the village of Woodgate, north of Bognor Regis. It is accessed off Oak Tree Lane, a non-adopted road serving a residential development of approximately 33 dwellings. Beyond this, the road provides access for a commercial site. The development site itself is found in-between these to the south of the road. Oak Tree Lane connects to the A29 Shripney Road, the main N-S route in and out of Bognor Regis. A railway crossing is found approximately 80m north of its junction with Shripney Road.

Proposal.

The applicant proposes 10 dwellings. The access is shown approximately 20m east of the end of the residential part of the road. At this point, Oak Tree Lane narrows-down with no footways and is more rural in nature with hedgrows on the northern side and

planting/foliage on the southern (site) side. The access is shown measuring 6.0m wide with bellmouth radii both sides. This is then shown leading to an access measuring 4.8m wide. The houses are found to the south of the first E-W section of access road with the remaining homes being on the eastern side. A turning head is shown at the intersection of the E-W and N-S element of the access road. Parking is shown in front of all the plots with visitor parking shown mainly along part of the northern part of the E-W section of road with 3 further spaces shown in front of plot 8 and, in part, plot 9. Parking for cycles is shown in the gardens of each dwelling.

As the site forms part of the Barnham-Eastergate-Westergate (BEW) Strategic Allocation in the recently approved Arun Local Plan, the applicant should provide a plan and supporting information showing how the site connects to the wider BEW site.

Traffic generation.

Given the low number of dwellings, traffic generation and associated impact on the local road network would be low. In the AM peak period, this would amount to approximately 5 trips out and 2 in with the PM being similar, if not the same. The National Planning Policy Framework (NPPF) only recommends objecting to applications if the impact of them on traffic capacity is deemed severe. However, information about traffic generated by the commercial development to the east should be provided (i.e. vehicle types and number of traffic movements during peak periods and on a daily basis).

Access for vehicles and pedestrians.

It is unclear from the submitted drawings whether the footway found in the existing residential part of Oak Tree Lane is to be extended to connect to the application site. Neither is it clear whether any street lighting is proposed. Given that the section of Oak Tree Lane where the site is proposed is narrower, more rural, unlit and provides access to a commercial development eastwards, the applicant is asked to show what measures are made for pedestrians entering and leaving the site. Also, the applicant should look to see whether it is possible to widen the first section of Oak Tree Lane from the existing residential development eastwards to provide for two-way movement of vehicles in the vicinity of the site entrance.

Further to this, no visibility splays are shown at the access point where it joins Oak Tree Lane. These should be shown in-line with guidance contained in Manual for Streets. Also, the proposed bin stores are likely to obstruct visibility either side of the access point and should be re-located clear of any sight line splays. Also, swept-path diagrams should be provided to demonstrate that both refuse and fire appliances can enter and leave the site and turn within it. The swept-path diagrams should also demonstrate that such vehicles will be able to negotiate the access itself, particularly as Oak Tree Lane narrows at the point the access is shown, potentially making it more difficult for vehicles to turn in or out. The applicant should also provide details of proposed access road surfacing – both in and out of the site.

If the access proposals do not follow Manual for Streets guidance, the CHA reserves the right to request a Stage 1 Road Safety Audit.

Sustainable access.

The site is accessible by a choice of non-motorised travel modes such as walking, cycling and public transport to local services and facilities including a shop, schools and some limited employment opportunities. Larger choice of shops and employment can be reached by public transport. The Barnham-Eastergate-Westergate (BEW) Strategic Allocation in the newly-adopted Arun Local Plan will also provide greater opportunities to travel sustainably over the course of its development cycle.

S106 contributions.

Financial contributions towards both highways and non-highways infrastructure will be sought. As the site is within part of the Barnham-Eastergate-Westergate (BEW) Strategic Allocation, a highways contribution will be required towards transport infrastructure to support that. The current financial figure is £7,130 per-dwelling – so £71,300 for the entire scheme on this occasion. Details of non-highways requirements can be found at the foot of this report.

Conclusion.

Additional information is required from the applicant in order for the Highway Authority to consider the proposal further. While the details of what is required can be found in the text above, a summary is provided below:

1. Further consideration of pedestrian access into site.
2. Further consideration of widening first section of Oak Tree Lane (from existing residential part of the lane to - and including – the site access).
3. Visibility splays at the access point to the site (and bin stores moved clear of them).
4. Information about street lighting for Oak Tree Lane and the development site.
5. Swept-path diagrams demonstrating access to-and-from the site through the site access and also demonstrating the ability to turn within the site for fire appliances and refuse vehicles.
6. Information and plan showing how this site connects with the wider BEW site.
7. Traffic information about the adjacent commercial development.

Please re-consult with the required information, at which time the CHA will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES DIVISION: SECTION 106 CONSULTATION RESPONSE
(excluding Transport (known as TAD) contributions)**

DATE: 20th November 2018

FROM: Eloise Short, Monitoring and Records Team

TO: Tim Townsend, Planning Applications Team

DISTRICT COUNCIL: Arun

Application Number: AL/118/18

The Provision of Service Infrastructure Related to: Ryefields Farmhouse, Oak Tree Lane, Woodgate, Chichester, PO20 3GU

Planning Application details – Outline application with some matters reserved for the demolition of existing buildings & the erection of 10 No. dwellings comprising 1 No. three bedroom detached, 2 No. three bedroom semi-detached, 4 No. four bedroom semi-detached & 3 No. four bedroom detached houses with associated access & parking.

Without prejudice to the informal representations of the County Council in respect of the above planning proposal, I am writing to advise you as to the likely requirements for contributions towards the provision of additional County Council service infrastructure, other than highways and public transport that would arise in relation to the proposed development.

As this site forms part of the Barnham Eastergate Westergate (BEW) Strategic Development as set out in Policy H SP2c of the Arun Local Plan 2011-2031, the development is required to provide proportionate mitigation as set out in the Infrastructure Delivery Plan (2017) specific to the strategic development.

The planning obligation formulae below are understood to accord with the Secretary of State's policy tests outlined by the in the *National Planning Policy Framework, 2012*.

The advice is as follows:

1. School Infrastructure Contribution

1.1 Early Years, Primary and Secondary Financial Contribution

The financial contribution sought by the county council would be based on: the provision of two 2FE primary schools, the provision of 110 nursery places to serve the BEW development, and a new 10FE secondary school to serve Arun District, as set out in the Arun Infrastructure Delivery Plan (February 2017).

We will require £11,456 towards fixtures, fittings and equipment towards a new early years facility serving BEW, based on the provision of 10 dwellings.

We will require £72,174 towards fixtures, fittings and equipment for a new primary school serving BEW, based on the provision of 10 dwellings.

We will require £43,960 towards fixtures, fittings and equipment for Phase 1 of the new secondary school serving Arun, based on the provision of 10 dwellings.

1.2 Further Secondary Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the education catchment area; the County Council's adopted floorspace standard for education provision; and the estimated costs of providing additional education floorspace. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the school infrastructure contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the School Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

DfE Figure x ACP = School Infrastructure Contribution where:

Note: x = multiplied by.

ACP (Additional Child Product) = The estimated additional number of school age children likely to be generated by the development calculated by reference to the total number of dwellings, less any allowance for affordable dwellings, as approved by a subsequent reserve matters planning application. The following criteria are used to generate a child product:

Dwelling Size		Occupancy	
		House	Flat
1 bed	=	1.5	1.3
2 bed	=	1.9	1.9
3 bed	=	2.5	2.4
4+ bed	=	3.0	2.8

Using the above occupancy rates to determine an overall population increase the following factors are applied. According to 2001 census data, there are 14 persons per 1000 population in each school year group for houses and 5 persons per 1000 population in each school year group for flats. There are 7 year groups for primary (years R to 6) and 5 for secondary (years 7 to 11). For Sixth Form, a factor of 0.54 is applied to the Child Product figure as this is the average percentage of year 11 school leavers who continue into Sixth Form colleges in West Sussex.

DfE Figure = Department for Education (DfE) school building costs per pupil place (for pupils aged 4 to 16) as adjusted for the West Sussex area applicable at the date when the School Infrastructure Contribution is paid (which currently for the financial year 2018/2019 are – Primary £17,920, Secondary £27,000, Further Secondary £29,283), updated as necessary by the Royal Institute of Chartered Surveyors Building Cost Information Service All-In Tender Price Index.

1.3 The contributions generated by this proposal shall be spent on classroom infrastructure at St Philip Howard Catholic High School Sixth Form.

2. Library Infrastructure Contribution

- 2.1 The County Librarian advises that the proposed development would be within the area served by a proposed Tier 7 library for BEW and that the library would not currently be able to adequately serve the additional needs that the development would generate.

However, a scheme is approved to provide additional floorspace or facilities at the library. In the circumstances, a financial contribution towards the approved scheme would be required in respect of the extra demands for library services that would be generated by the proposed development.

2.2 Financial Contribution

The financial contribution sought by the County Council will be based on: the housing allocation at BEW providing a Tier 7 facility at a cost of £100,000. A pro-rata share of this cost will be divided between developments at BEW, based on dwelling numbers.

We will require £435 towards new equipment for a new Tier 7 facility serving BEW, based on the provision of 10 dwellings.

3. Fire & Rescue Service Infrastructure

3.1 Fire Stations

The County Fire Officer advises that a financial contribution from the proposed development towards the cost of fire and rescue infrastructure, principally fire stations and services serving the area within which the proposal stands, would be required. This is necessary due to proposed development in the Southern division and the resultant need to improve service provision across the area. The proposed development should proportionately contribute towards the cost of necessary infrastructure needed to support development.

3.2 Financial Contribution (excluding provision of fire hydrants)

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the fire service provision area; the County Council's adopted standards of fire service cover provision; and the estimated costs of providing additional fire stations. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the fire service contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Fire and Rescue Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$Y \times (Z / M) = \text{Fire and Rescue Infrastructure Contribution where:}$

Note: / = divided by, x = multiplied by.

Y = The estimated adjusted increase in population generated by the development using the following figures as a guideline:

Dwelling Size		Occupancy	
		House	Flat
1 bed	=	1.5	1.3
2 bed	=	1.9	1.9
3 bed	=	2.5	2.4
4+ bed	=	3.0	2.8

Z = the estimated costs of providing additional Fire and Rescue Infrastructure in the Southern Service Division of West Sussex at the time of payment (which, for information, for 2007/2008 was £5,530,000).

M = the projected population of the Fire and Rescue Service Southern Service Division of West Sussex in 2016 at the time of payment (which, for information, for the 2007/2008 financial year was 429,647).

- 3.4 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 Aldingbourne.

General points

Please ensure that the applicants and their agents are advised that any alteration to the housing mix, either size, nature or tenure, may generate a different population and 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.

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.

Review of the contribution towards the provision of additional County Council services should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.

Appropriate occupancy rates using the latest available Census data will be used.

Should you require further general information or assistance in relation to the requirements for contributions towards the provision of County Council service infrastructure please contact, in the first instance, the Planning Applications Team officer, named above.

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.

Where land is to be transferred to the County Council as part of the development (e.g. a school site) that we will require the developer to provide CAD drawings of the site to aid design/layout and to ensure that there is no accidental encroachment by either the developer or ourselves.