

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 22nd March 2017

**FROM: Dominic Smith TO: Arun District Council
FAO: Lucy Harding**

SUBJECT: AL/11/17/DOC

Application for approval of matters reserved by condition imposed under AL/39/13 relating to Condition No. 4 - materials, 6 - Tree retention plan, 12 - Landscaping, 14 - Ecological enhancement & management scheme, 15 - Lighting scheme, 16 - Construction management plan, 18 - Visibility splays, 19 - Construction management plan, 20 - Refuse & recycling, 23 - Archaeological investigation & 25 - Green travel plan.

Land off, Hook Lane, Westergate, Bognor Regis, West Sussex, PO20 3TE

RECOMMENDATION: ADVICE/MORE INFORMATION

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has been consulted on the proposed discharge of conditions relating to consent AL/39/13. Further information is required to satisfy conditions 16, 18 and 19. No objection is raised to discharge of condition 25.

Condition 16

1. Submissions will need to be made to WSCC and not Hampshire County Council.

12. There is no traffic management plan detail with the CMP – as a minimum, the following would be expected:
 - Routing to site: A29-Hook Lane- A29 would be the most appropriate, as the A29 is classed as the advisory lorry route network
 - Signage on the approach to the site access, and advising of turning HGVs at the A29/Hook Lane junction (details to be agreed on application)
 - Section 59 Agreement along Hook Lane from its junction with the A29 to the site (commitment to enter into the agreement within the CMP sufficient)
 - A method of preventing two HGVs having to pass one another on Hook Lane – two way radio with delivery call ahead, thus allowing the HGV to be held on site for example
 - Provision of visibility splays at the site access, consistent with distances conditioned as part of the application (47m) – this may need vegetation maintenance at the access
 - Deliveries to avoid school drop off and pick up time, given the presence of Aldingbourne Primary School along the access route
 - Wheel washing facility for vehicles exiting the site, and a means of cleaning the highway should detritus be deposited
 - A banksman assisting egress from the site, as any HGV turning left at the access will take up the entirety of the carriageway making the turn

The Applicant will need to contact with the Area Office to seek a temporary access, agree placing of signage on the highway and to undertake a pre-condition survey along Hook Lane associated with a S59 Agreement. This can be achieved through contact forms on the WSCC website.

Condition 18

Visibility splays of 2.4m x 47m are required at the site access – these should be detailed on the temporary access plan submitted as part of the CMP (above).

Condition 19

Please see response to condition 16, as above.

Condition 25

Given the scale of development, the development falls outside the threshold for which a full Travel Plan is required. The LHA are satisfied that the submitted Travel Plan is proportional to the quantum of development. No objection to the discharge of the condition.

Dominic Smith
Strategic Planning