

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S. Davis
FROM:	WSCC - Highways Authority
DATE:	8 April 2022
LOCATION:	Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU
SUBJECT:	AL/129/21/OUT Outline planning application with all matters reserved (except access) for residential development with up to 95 No dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	18 th November 2021
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	See below (+CIL)

This is the second WSCC County Highways (CHA) response to outline planning application with all matters reserved (except access) for residential development with up to 95 No dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works.

Comments below should be read-alongside previous WSCC CHA response dated 30 November 2021.

Response to latest technical information.

In its response dated 30 November 2021, the CHA requested that the following points be attended to:

1. A formal design check to be provided of the highway works including cycle access works
2. An additional road safety audit to be provided for the requested cycle infrastructure and extended footway along Lidsey Road
3. Replies to comments in response to the as-submitted road safety audit
4. A plan to be submitted to show how the access interacts with the proposed junction arrangement for the nearby BEW development found on the eastern side of Lidsey Road
5. A plan to show interaction with the accesses to the properties on the eastern side of Lidsey Road
6. Response to Travel Plan comments (and applicant to clearly mark where changes are made within the document)

The applicant's Transport Consultant has submitted additional information to address the above. Following review of this, the CHA is satisfied that all the outstanding highways-related matters have now been addressed. Copies of the finalised Safety Audit Agreed Actions Log's will be provided to the LPA separately to this response.

CIL.

WSCC has a number of wider infrastructure improvements planned close to the site. Although some of these schemes are not considered to be site-specific mitigation necessary to make this development (i.e. AL/129/21/OUT) acceptable, WSCC consider that CIL from this development will assist with delivery of them.

Conclusion.

Should the LPA be minded to approve the planning application, the CHA recommends that it should be subject to the following:

S106 Agreement (to secure):

1. Highways access works and all off-site works (if not encompassed by red boundary edging – otherwise a planning condition might be appropriate)
2. Travel Plan
3. Travel Plan monitoring fee (£3,500)

And, planning conditions:

1. *Car parking*

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

2. *EVC Parking Spaces*

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies.

3. *Cycle parking*

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

4. *Internal access roads*

No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed in accordance with plans to be submitted to and approved by the Local Planning Authority after consultation with the Highway Authority.

Reason: To secure satisfactory standards of access for the proposed development.

5. *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),
- A S59 Agreement (However, this is dependent on the number of HGVs visiting the site on a daily basis during the construction period),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVES

1. Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer () in order to commence this process (only necessary if daily HGV movements exceed 20 on a daily basis).

2. Works within the Highway – Implementation Team

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 () 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.

3. Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader () to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

4. Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

5. *Temporary Developer Signage*

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.

6. Temporary directional signs to housing developments (Major apps only 10 units +)

The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>

Tim Townsend
West Sussex County Council – Planning Services