

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	24 March 2020
LOCATION:	Land North of Lee's Yard, Lidsey Road, Woodgate, PO20 3SU
SUBJECT:	AL/21/20/OUT Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses & 19 No. 2-bed houses, with communal work hub & associated car parking & landscaping (resubmission following AL/57/18/OUT)
DATE OF SITE VISIT:	
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Background

The application is for the erecting of 38 dwellings at Land North of Lee's Yard, Lidsey Road, Woodgate. The application is a resubmission following refusal of AL/57/18 with an increase of 8 dwellings.

- It is noted that the original Transport Statement has been resubmitted and not updated to reflect the revised quantum of development.
- Since the refusal of the application the Wings Nursery site has received planning permission at appeal under ref: AL/115/17/OUT
- It is also noted that Arun DC will adopt CIL on the 1/4/20 and as such it is understood that the development would be CIL liable.

Access

The site benefits from a dedicated right turn into the site from the A29. The applicant proposes to amend the existing field access from the caravan park access road into one providing priority to the application site. The access will be 6m wide with a footway on the northern side. A road safety audit has been undertaken in association with the previous application which identified one issue of pedestrian crossings to which the designer accepted the issue.

Sustainable Transport Access

My comments on the previous application included that the development should provide:

- *Widened footway on western side of the A29 from the main (southern) site access up-to the southern edge of the car park serving the Prince of Wales Public House;*
- *Footway on eastern side of road taken from junction of Willows Caravan Park access road to Lee's Yard;*
- *Bus stops, shelters and real-time passenger information contribution (and/or works)*

The application site should develop proposals to deliver similar improvements as to the wings application should it come first or make proportionate contribution if developed later.

Given that the site provides safe and sustainable access for pedestrians and AL/115/17 has now been approved and improvements secured then no offsite improvements are required.

Trip Generation

The transport statement includes a TRICS assessment that predicts the site would generate 10 two-way trips in the AM peak and 16 in the PM peak for 30 dwellings for 38 this would be 13 AM peak and 20 in the PM peak. The trip generation is thought to be on the low side when compared to other local applications however given the scale of the development this would not have a significant impact on the overall generation of the site within the peak hours. The increase in trips would not result in a severe impact on the local highway network or the operation of the Woodgate level crossing.

Parking

Whilst a reserved matter the application form states a total of 43 spaces would be provided. This is significantly under the standards provided within the Arun Parking Standards however there would appear to be sufficient space within the site to accommodate an increased level in accordance with standards.

Vehicle Tracking

Whilst layout is a reserved matter, vehicle tracking for a refuse vehicle has been provided and is accepted. Bin stores/carry distance would also be required at RM stage.

Conclusion

No objection is raised to the application subject to the following conditions.

ADC should consider if the application should make a strategic transport contribution as per the request to the previous application.

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Access Plan and numbered 6530A/102 Rev B.

Reason: In the interests of road safety.

Car parking space (details to be approved – for larger sites)

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

Cycle parking (for larger sites)

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.

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.

INFORMATIVES

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.

Stephen Gee
West Sussex County Council – Planning Services