

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Stephen Gee Highways, WSCC
DATE:	12/2/2019
LOCATION:	Nyton Nursery, Nyton Road, Westergate, Chichester, PO20 3UQ
SUBJECT:	AL/3/19/PL Residential development of 70 No. dwellings (net increase of 25 over current consent AL/102/17/RES) including 30% affordable housing (8 units) with associated access, public open space & landscaping.
DATE OF SITE VISIT:	11/2/2019
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

The application is for a residential development of 70 No. dwellings (a net increase of 25 over current consent approved under AL/61/13 and AL/102/17/RES) at Nyton Nursery, Nyton Road, Westergate. AL/61/13 and AL/102/17/RES were approved for the demolition of existing buildings and redidential development of 268 dwellings (incoperating 60 senior living units)

Site Access

Access would be via the approved site access of AL/61/13 in the form of a priority junction with a ghost island right hand turn lane from the A29 Fontwell Avenue.

Trip Generation and Impact

The additional 25 units are predicted to generate an additional 13 trips in the AM peak and 15 in the PM peak and a total of 128 trips in a 12hour period.

The applicant is asked to detail how it would contribute to the A29 realignment scheme as detailed within the Arun Local plan. The realignment of the A29 would reduce existing vehicle flows at the War Memorial junction to the south of the site which was shown to be over capacity within the original modelling provided as part of the application AL/61/13.

Parking and Cycle Parking

The development is to provide a total of 201 parking spaces of which 23 are unallocated/for visitors in line with the outputs of the WSCC parking demand calculator.

A total of 122 cycle parking spaces would be provided in line with WSCC cyle parking standards and are to be provided within garages and cycle stores.

Vehicle tracking

Vehicle tracking for a refuse vehicle has been provided and is accepted.

Conclusion

Additional information is sought on how the application would contribute towards the A29 realignment.

Stephen Gee
West Sussex County Council – Planning Services