

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Claire Potts
FROM:	WSCC - Highways Authority
DATE:	26 October 2021
LOCATION:	Oldlands Farm Newlands Road Bognor Regis PO22 9FJ
SUBJECT:	AL/87/21/PL Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development. An amendment received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
CONTRIBUTION TOTAL:	£75,480 (See Methodology Below)

Background

Comments from the LHA have previously been provided to the Local Planning Authority (LPA) on matters relating to access, capacity and parking considerations. This response provides an update on the contribution sought for the contribution previously stated and the applicants submitted Construction Environmental Management Plan (CEMP).

Contribution for A29 Mitigation Scheme

It is evident that the proposed development will contribute to a cumulative impact on the operation of the existing A29/BNRR and A29/Steving Way roundabouts when combined with traffic generated by the revisions. It should be noted that under the earlier 2015 application AL/58/15 a contribution was sought for on the net capacity impacts at the aforementioned junctions.

Previously the contribution was £50,000 as agreed in the S106 Agreement from AL/58/15.

Previous trips from AL/58/15- AM peak B2/B8 usage=98 trips

$$£50,000 / 98 = 510.20$$

This therefore equates to a calculation of £510 per trip. Therefore the proportionate contribution equates to £75,480 as set out below.

Latest Application=148 PM peak hour trips x £510 = £75,480

CEMP

The LHA would be satisfied with the proposed CEMP subject to the applicant adhering to the following:

- Schedule site deliveries outside times of peak traffic volume. This should be 08.00-09.00 am and 16.00 to 17.00.
- Ensuring that deliveries to site are kept to their allocated time slots.
- All loaded vehicles leaving site must be sheeted.
- Consultation with the LHA's PROW department on any deviation of the footway
- Ensure that there are designated walkways on and around site.

Jamie Brown
West Sussex County Council – Planning Services