

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Leanne Richardson
FROM:	WSCC – Highway Authority
DATE:	18 November 2024
LOCATION:	Land at Woodgate Nurseries Lidsey Road Woodgate
SUBJECT:	AL/89/24/OUT Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works. This application may be a Departure from the Development Plan. Technical note received to do with traffic modelling. More information received.
DATE OF SITE VISIT:	12 September 2024
RECOMMENDATION:	More Information Required

This is the third WSCC Highways response to an outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works.

Comments below specifically response to transport modelling information Reference - 2401/TN/06/A dated November 2024 - and should be read alongside previous WSCC response dated 19 September 2024 and 11 November 2024.

Response.

In its email response to the highway consultants dated 10 May 2024 made as part of highways pre-application discussions, the following modelling scenarios were requested (WSCC comments made at that time in *red italic text*):

- 2024 – Year of application - *Agreed*
- 2028 – Interim year without mitigation proposed as part of Phase 1 A29 scheme – *Please also include 200 homes from BEW in your assessment using Barnham Road and the War Memorial RBT (e.g. traffic travelling westbounds along this road and using the War Memorial RBT) for this scenario as well as Cala's proposed 300 units and all other committed developments outside of BEW. You will ~~not~~ need to include the 1,200 homes, 61 bed care home, etc. when*

modelling this scenario although the 200 figure mentioned will come from the 1,200 figure and will still need to be factored-in. Please also include the school in this scenario.

- 2028 – Interim year with mitigation proposed as part of Phase 1 A29 scheme – *Agreed (using the Cala assumption set out below – i.e. 1,200 homes, 61 bed care home, school etc. + Cala's 300 units) plus all other committed developments outside of BEW.*
- 2031 – End of Arun Local Plan Period (including mitigation proposed as part of Phase 1 A29 scheme) – *This should include all of the Local Plan Allocation built including the full new A29 realignment - i.e. Phases 1 and 2 + all Local Plan mitigation in-place + all committed developments outside of BEW.*

Since this time and as reflected in the latest Technical Note prepared by the highway consultant, an interim scenario has been included which supersedes the 200 + 300-home figure contained in bullet point 2 above. As such, the following revised scenarios have been modelled with a greater number of dwellings in an interim scenario (totalling 689 plus development):

- a) 2024 - Year of application without proposed development
- b) 2028 - Interim year without proposed development, without mitigation proposed as part of Phase 1 A29 Scheme
- c) 2028 - Interim year without proposed development, with mitigation proposed as part of Phase 1 A29 Scheme (War Memorial Roundabout only)
- d) 2028 - Interim year (with development, i.e. opening year) without mitigation proposed as part of Phase 1 A29 Scheme
- e) 2028 - Interim year (with development, i.e. opening year), with mitigation proposed as part of Phase 1 A29 Scheme (War Memorial Roundabout only)
- f) 2031 - End of Arun Local Plan Period without proposed development (including mitigation proposed as part of Phase 1 A29 scheme)
- g) 2031 - End of Arun Local Plan Period with proposed development (including mitigation proposed as part of Phase 1 A29 scheme)

However, the final scenario **(g)** does not appear as required in the previous pre-application advice – i.e.:

- 2031 – End of Arun Local Plan Period (including mitigation proposed as part of Phase 1 A29 scheme) – *This should include all of the Local Plan Allocation built including the full new A29 realignment - i.e. Phases 1 and 2 + all Local Plan mitigation in-place + all committed developments outside of BEW.*

While the scenarios modelled so far appear to demonstrate only a small impact brought about by the development of up to 130 dwellings, the missing scenario above (see *red italic text*) still requires modelling to establish the impact of the proposed development alongside the full BEW Strategic Allocation and whether this prejudices (or not) the delivery of it (i.e. the full BEW allocation).

Please re-consult when the additional information is available, at which time the Highway Authority will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 19 November 2024 11:21
To: Planning Scanning
Subject: FW: Response To Application Number AL/89/24/OUT at Land at Woodgate Nurseries Lidsey Road Woodgate
Attachments: Response_AL-89-24-7.pdf

WSCC Highways response

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From: [REDACTED]
Sent: 18 November 2024 13:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: [REDACTED]
Subject: Response To Application Number AL/89/24/OUT at Land at Woodgate Nurseries Lidsey Road Woodgate

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Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

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email if there are any questions relating to this response.

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