

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Leanne Richardson
FROM:	WSSC – Highway Authority
DATE:	10 December 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. More information received.
DATE OF SITE VISIT:	12 September 2024
RECOMMENDATION:	Advice

This is the fourth WSSC 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 found in Technical Note's 2401/TN/06/A and 2401/TN/07/A (both November 2024) and email of 5 December 2024 from Highgate Transportation (Alice Howse) to the Highway Authority (Tim Townsend) and should be read alongside previous WSSC responses dated 19 September 2024, 11 November 2024 and 18 November 2024.

Response.

In its response to the LPA dated 18 November 2024, one modelling scenario remained to be submitted. This was as follows:

This final scenario required the following be submitted to the Highway Authority:

- 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.*

Technical Note 2401/TN/07/A was sent to the Highway Authority following the previous response of 18 November. This contained further information responding to most elements requiring responses. However, while that information was useful, the Highway Authority, in email correspondence with the traffic consultants, requested that some further information be provided to further clarify some important points about the modelling. This was duly provided in email to the Highway Authority dated 5 December 2024.

Following consideration of this additional information and the information before it, the Highway Authority is satisfied that for all scenarios modelled, including end-of Local Plan with all of BEW developed and occupied with full new A29 in-place and open to traffic, that the impact from this development, the subject of AL/89/24/OUT, would only be negligible at key junctions tested and as such, would not result in severe impact on the local road network, nor would it prejudice the delivery of the Strategic Location at BEW.

Conclusion.

On the basis that all highways matters have now been resolved to the satisfaction of the Highway Authority, in the event the LPA is minded to approve the development, that any planning permission be subject to the following:

CIL:

It is understood that this site is liable for CIL. If so, the Highway Authority would wish to use all or some of this towards the following:

1. Public transport service improvements in the locality – primarily for Bognor Regis to Barnham (N-S route)
2. Local infrastructure improvements to improve walking and cycling in the locality

S106 Agreement (to secure):

- Travel Plan and associated monitoring fee of £3,815 (correct at the date of this response)

And,

Conditions:

1. Access (*Access to be provided prior to commencement*)

No part of the development shall be first commenced until such time as the vehicular access off the A29, including internal estate roads, all forming part of the permissions previously secured as part of AL/129/21/OUT and AL/70/23/OUT, have been constructed in accordance with the details shown on the approved drawings, including any Road Safety Audit recommendations.

Reason: In the interests of road safety.

2. Access (*Internal access roads + spine road to be provided prior to first occupation*)

No part of the development shall be first occupied until such time as the vehicular access spine road and internal estate roads, have been constructed in accordance with plans and details to be submitted to, and approved by the LPA.

Reason: In the interests of road safety.

3. Foot, cycle and emergency Access

No part of the development shall be first occupied until the foot, cycle and

emergency vehicular and foot and cycle access onto A29 Shripney Road has been constructed in accordance with plans and details to be submitted to, and approved by, the LPA. The access once constructed shall thereafter be used by emergency vehicles, pedestrians, and cyclists only.

Reason: To ensure that the emergency and sustainable access is suitable for its intended purpose.

4. Car parking spaces

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 by, the LPA. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

5. 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 to be 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

6. 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.

7. 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:

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 [REDACTED] 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.

Provision of Adoptable Highway

The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, should they wish to offer any internal roads for adoption or other infrastructure being offered to the Highway Authority under S38 of the Highways Act 1980. The applicant should contact the Implementation Team Leader [REDACTED] 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.

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.

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. For temporary directional signs to housing developments (Major apps only 10 units +), the applicant 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>

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

[REDACTED]

WSCC Highways response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: 10 December 2024 08:20
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.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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