WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee Highways, WSCC
DATE:	13/09/18
LOCATION:	Broadlees, Dappers Lane, Angmering, West Sussex, BN16 4EN
SUBJECT:	A/114/18/PL Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works.
DATE OF SITE VISIT:	
RECOMMENDATION:	☑ Advice ☐ Objection ☑ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Background

The development proposes the erection of a 70 bed care home at Broadlees, Dappers Lane. The section of the site currently has consent for 24 care apartments and communal facilities (as part of the wider planning site planning application ref A/27/16/PL). The application seeks to replace this building with a care home.

A Transport Assessment has been submitted in support of the application

Access

The access is to remain as the existing consented scheme by way of priority junction to Dappers lane. The access has previously been safety audited as part of the previous application.

Trip Generation

The applicant has been provided a TRICS assessment of the trip generation potential of the proposals and comparison to the consented scheme. The application would result in a reduction of 3 AM peak hour two way trips and an increase of 2 PM peak two way trips.

Layout, Parking and Cycle parking

Vehicle tracking has been provided and is accepted. The site will provide 27 car parking spaces in line with standards and would be expected to generate a peak demand of 20 spaces. A total of 4 cycle parking spaces are to be provided in line with standards.

Off site pedestrian infrastructure

As part of the consented development the applicant is to provide a 2.0m footway from the site access south alongside the existing grass verge and informal pedestrian crossing with tactile paving, dropped kerbs before extending further south on the eastern side of the carriageway to meet the existing provision. (as shown on drawing PB7693-SK01)

Impact of the strategic allocation

Two planning applications A/99/17 – Land South of Water Lane and A/40/18 – Land North of Water Lane are currently being considered by ADC. In combination the sites would provide a link between Dappers Lane to the north of the development to Water Lane and then onwards to the High Street and Roundstone Lane It is recommended that that the application site provides a footway along Water Lane. This would reduce east to west journeys by 100m (compared to the provision anticipated as part of A/40/18).

It is noted that a number of Trees with preservation Orders (TPOs) are located close to the southern boundary of the site and at points may require deviation into the site.

Travel Plan

The following comments have been provided by the WSCC travel plan officer

- It is noted that 4 cycle parking spaces are to be provided, although Table 6.4.1 indicates that the target is for 5 people to be cycling by year 5. It is acknowledged that not all staff will be present on site at the same time, although as staff will work in shifts consideration should be given to providing a greater number of cycle parking spaces to accommodate shift changes. Clothing lockers for cyclists should also be provided and if possible staff shower and changing facilities too.
- We would like to see the following information provided as part of the Travel Plan, and for this to be referenced in the document:
    - Information about bike shops offering discounts to employees working for companies that operate Travel Plans in West Sussex. The County Council has negotiated various discounts on new purchases and servicing on behalf of developers and further details can be found on our web site: https://www.westsussex.gov.uk/roads-and-travel/travel-and-public-transport/travelwise-sustainable-transport/cycle-to-work-scheme/
    - Information about adult cycle training courses that can be provided by the County Council's Road Safety team. Further details and course costs are available at www.westsussex.gov.uk/cycletraining. The occupier should consider funding, or part-funding cycle training for employees that wish to cycle to work.
    - Information about the West Sussex cycle journey planner which provides turn-by-turn route information for quiet, fast, and balanced routes, is http://cyclejourneyplanner.westsussex.gov.uk/.
    - Information about public transport journey planning web sites such as: Traveline South East and National Rail Enquiries etc.
- Informative: The County Council has commissioned Pindar Creative's Travel Plan Mapping Solution. The service enables developers, employers, and other organisations to purchase site-specific multi-modal travel maps, notice boards, and interactive PDFs. The applicant may wish to consider using this service to produce the local travel information for employee induction pack, noticeboards and websites etc. Further details can be found on our website: http://www.westsussex.gov.uk/living/roads_and_transport/travelwise/travelwise_in_west_sussex_and/travel_plan_resources.aspx
  In addition, the County Council has developed a suite of posters, which can be displayed in

staff and public areas in order to promote sustainable and active modes of travel. The artwork may be used free of charge and can be downloaded from our web site: http://www.westsussex.gov.uk/living/roads_and_transport/travelwise/travelwise_in_west_sussex_and/travel_plan_resources.aspx

- Sections 10.1.1 and 102.2 refer to TRICS SAM surveys being undertaken annually, whereas we only require these surveys to be undertaken in years 1, 3, and 5 (as per the standard SAM cycle).

Conclusion

It is recommended that the proposals are modified to include provision of a footway along the southern boundary of the site (both red and blue line boundary) and the travel plan is revised to incorporate the above comments.

Stephen Gee
West Sussex County Council – Planning Services