

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Anita Gardner                                                                                                                                                                                                                                                                               |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                                                                                 |
| <b>DATE:</b>                    | 27 April 2022                                                                                                                                                                                                                                                                                                             |
| <b>LOCATION:</b>                | Land South Of Littlehampton Road East of Worthing<br>Road Angmering BN12 6PN                                                                                                                                                                                                                                              |
| <b>SUBJECT:</b>                 | A/50/22/PL<br>Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping (resubmission following A/168/21/PL). This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                                       |
| <b>RECOMMENDATION:</b>          | No Objection                                                                                                                                                                                                                                                                                                              |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                                                                                                                                                       |

### Background

The development is to provide for 76 new homes, comprising 70% private and 30% affordable dwellings.

The TA has also been prepared to respond to matters raised by the LHA in our response to planning application A/168/21. In particular, the site access in respect of the identified Departures from Standards and pedestrian and cycle provision adjacent to the A259 'Roundstone' roundabout. It is worthy of note that A/168/21 at the time of writing is subject to a Planning Appeal.

This application is supported by way of a revised Transport Assessment (TA) that incorporates discussions with the LHA to address previous comments raised.

### Access

The main access to the site will be achieved through a left in, left out junction onto the A259. Within the Appendices of the TA drawing ITB6357-GA-003 Rev D has been submitted. This shows an 'entry only' is to be retained through modifying the existing site access from the B2140/A259 roundabout, and measures are proposed within the site to restrict egress from the site through this junction.

A pedestrian and cycle access is proposed in the north-western corner of the development connecting into existing pedestrian/cycle provision adjacent to the A259/B2140 roundabout. In addition, a scheme of improvements to widen the pedestrian/cycle provision on the southern side of the A259 is proposed for delivery as part of the site access arrangements, incorporating the rerouting of the path to the rear of TPO trees adjacent to the roundabout.

Discussions have taken place with the LHA since the previous consultation response in 2021 and the bus stop on the A259 is to be removed and the existing access to Roundstone Farm closed off to vehicular traffic.

The LHA's response from November 2021 raised the question the existing access onto

the A259 Roundstone By-Pass Roundabout. It's acknowledged that there is no scope to permanently close this access given the presence of a legal right of access that must be retained. The additional information submitted by the applicant considers various means by which the use of the existing access could be restricted. A gate could be left within a section of road that remains private or alternately if the roads are adopted. This area has been discussed with the applicant and it is agreed that in the first instance a gate will be provided. If this matter does not work formally other an Automatic Number Plate Recognition (ANPR) camera could be considered as another option, however the LHA's preference would remain for a physical means of restricting access (i.e. by having the access gated).

### **Departure from Standards**

Within the previous LHA response a need was identified for Departure from Standards (DfS) application in relation to the loss of hard strips and lane widths on the A259 adjacent to the site access and the proximity of the bus stops to the site access. As part of the latest proposals these departures have been designed out of the arrangement and are no longer required. Therefore this area is now considered addressed.

### **Stage 1 Road Safety Audit (RSA)**

Now the issue regarding the DfS has been resolved a Stage 1 RSA has been submitted. In accordance with the WSCC Road Safety Audit Policy, a Stage 1 RSA has been undertaken by an independent auditor. All matters have been addressed in accordance with the recommendations of the Auditor, and a GG119 Design Team response is included.

### **Internal Layout**

The internal layout has been designed in accordance with Manual for Streets design principles and provides access for refuse and emergency vehicles throughout the site; further detail of this, and the parking strategy, is in accordance with Arun District Council's parking policy.

### **Capacity**

Traffic flow information has been provided with the current application within the TS. This information considers the permitted and proposed uses. The traffic flow generation is based upon the use of TRICS. TRICS is a database containing surveys of other completed and occupied developments. The database can be refined to use comparably located site uses to forecast potential traffic generation. TRICS is an accepted means of determining traffic generation. Using this data, the proposed residential development of 76 dwellings is expected to generate some 37 two-way vehicle movements during the morning peak period and 40 two-way vehicle movements during the evening peak period. This equates to around one vehicle movement every 1.5 minutes in the peak periods.

A junction capacity test has been undertaken at the site access junction and the A259/B2140. The assessment demonstrates that the proposed development does not have a 'severe', impact upon the operation of the highway network, consistent with the requirements of the National Planning Policy Framework. Consideration has been given to the impact of the development upon the B2140 level crossing. The development is forecast to generate 4 peak hour movements across the level crossing, a level of traffic that would have an imperceptible impact on its existing operation.

The LHA would not raise an objection to the proposals from a capacity perspective. It is not considered the proposals would have a 'Severe' impact on the network.

### **Conclusion**

Having assessed the information within the latest TA and the previous comments made by the LHA we would not advise any objections to the proposals subject to the following conditions:

#### *Access (Access to be provided prior to first occupation)*

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Site Access Arrangement and numbered ITB6357-GA-003 Rev D .

Reason: In the interests of road safety.

#### *Access Barrier*

No part of the development shall be first occupied until such time as the existing vehicular access onto the A259 has a barrier in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

#### *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.

### **INFORMATIVE**

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.

**Jamie Brown**

**West Sussex County Council – Planning Services**