

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	12 May 2021
LOCATION:	Former Shrublands Nursery Roundstone Lane Angmering BN16 4AT
SUBJECT:	A/64/21/PL Demolition of existing buildings & erection of 40 No. residential dwellings including 12 No. (30%) affordable units & associated landscaping, road layout, parking & provision of Public Open Space. This site is in CIL Zone 2 & is CIL Liable as new dwellings.
DATE OF SITE VISIT:	11/05/2021
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

Background

WSCC in its role as Local Highway Authority (LHA) has been consulted on the above proposals for access, capacity and parking comments. The proposal seeks the re-development of the site to provide 40 dwellings, with vehicular and pedestrian access served from a relocated access approximately 10m to the south of the current access on Roundstone Lane. At present the Lane is subject to a 30 mph speed limit but in due course this will be reduced to a 20 mph zone as part of a nearby larger development.

The applicant undertook Pre-Application advice with the LHA in December 2020, at this time advice was given on the submitted pre-application note which has been submitted in conjunction with the applicants Transport Statement (TS) which includes Trip Rate Information Computer System (TRICS) data, a Stage 1 Road Safety Audit (RSA) and a speed survey.

Access and Visibility

Vehicle access to the site will be via Roundstone Lane via a new 5.5 metre bellmouth which will include tactile paving to aid pedestrian connection. Internally into the site a 1.8 metre footway shall be provided into the site. The applicant will need to enter into a Section 278 Agreement with the LHA's Agreements Team to deliver the access strategy. This will also be subject to a Technical Check and Stage 2 RSA.

In terms of visibility a speed survey has been undertaken and the proposed visibility splays of 2.4 by 50 and 2.4 by 51 metres are within the recorded 85th percentile road speeds are accepted.

Swept path analysis of expected vehicle such as a refuse collection vehicle and fire tender entering and exiting the site access and internal site layout have been provided in the TS.

Stage 1 Road Safety Audit (RSA)

In accordance with the adopted WSCC 'Road Safety Audit Policy', a Stage 1 RSA has been undertaken in accordance with the GG119 governance document by an independent Audit.

A Design Team response to the RSA has also been prepared. All matters raised in the RSA have been addressed in accordance with the Auditor recommendations and there are no outstanding matters raised through the audit process.

Capacity

Using the TRICS database the TS predicts that the development proposal is forecast to result in an additional 16 vehicle arrivals and five departures in the AM peak period, equating a vehicle departing the site every 3.8 minutes, and a vehicle arriving the site every 12 minutes. Similarly, in the PM peak period it is forecast that 18 vehicles will arrive, and seven vehicles will depart, equating to a vehicle arriving every 3.3 minutes and a vehicle departing the site every 8.5 minutes.

The TS makes reference to the nearby permitted development known as Creswell Park (planning application Reference A/144/15/PL), which is in the process of constructing 246 dwellings. As part of this assessment junction capacity assessments were undertaken as part of the prepared Transport Assessment (TA) for the development's priority junction access with Roundstone Lane, and for the provision of a new arm on the roundabout junction of Roundstone Lane with Bramley South. A future year '2023 scenario with all developments' was undertaken for both junctions, these demonstrated that there was spare capacity at the junction for the 2023 scenario.

Having assessed the supporting information the LHA would confirm that there would be no concerns with the development from a capacity perspective.

Parking and Layout

The LHA has reviewed the proposed parking allocation submitted in conjunction with the TS and is satisfied with the proposed allocation of 99 parking spaces for cars throughout the development. In terms of layout the LHA would be satisfied with the turning facilities for vehicles within the development. Swept path diagrams have been included within the appendices. The TS refers to the application providing 24 (60%) dwellings with full Electric Vehicle (EV) parking provision. This would be in line with LHA parking standards (September 2020) for 2021 dictate that 33% of spaces should be 'Active' in supporting EV Charging infrastructure.

Accessibility

The TS provides an assessment of nearby sustainable transport modes. The site is well located and has the following available public transport opportunities:

- The site has a bus a pair of bus stops committed to be implemented on Roundstone Lane as part of Quite Waters development, located c.100m to the south of the site's current access. Operated by Compass Travel and Stagecoach respectively. The Route '8' bus service operates as a school bus service from local bus stops, with one service in the morning and afternoon for the school collection and drop-off respectively. Bus Route '9' operates on a weekday hourly basis providing access to Angmering railway station and Littlehampton, and

destinations further afield, including Holmbush Shopping Centre in Shoreham-by-Sea and Arundel.

- Access to the Coastliner 700 route operating from Wick to Brighton, via Littlehampton and Worthing. The closest stops to the site are located on the B2140 Old Worthing Road, approximately a 650m or an eight-minute walk to the south of the site.
- The closest railway station to the site is Angmering, located a 1.2km or 15-minute walk to the south west of the site. Angmering station has excellent links to destinations between Portsmouth Harbour, Brighton (via Worthing), Littlehampton and London Victoria.

Conclusion

Having considered the information within the TS the LHA would be satisfied with the proposed development from the highway's perspective. Any approval of planning permission would be 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 'GENRERAL ARRANGEMENT' and numbered 20-016/001 Rev E.

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),
- the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530),
- Access arrangements from the public highway, including temporary accesses and alterations to existing accesses.
- 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 (01243 642105) 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