

From: [REDACTED]
Sent: 23 September 2013 10:59
To: Planning.Responses
Cc: Cian Cronin
Subject: Re: Fw: Planning Consultation on: A/74/13/

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 23rd September

FROM: Dominic Smith TO: Arun District Council
FAO: Cian Cronin

SUBJECT: A/74/13

Proposed distribution warehouse and covered storage, trade counter and associated offices. Upgrading of access road for and improvement of existing junction with the A27. This application is a Departure from the Development Plan and affects a public Right of Way.

The Vinery, Arundel Road, Poling, Arundel, West Sussex, BN18 9PY

RECOMMENDATION:

Advice	Modification	More Information
Objection	No Objection	Refusal
	X	

Summary

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority, has been consulted on the proposed development of distribution warehousing with access taken from the A27. No objection is raised to the proposed development subject to a Travel Plan condition.

Accessibility

Modal choice for access to the site is limited; it is located outside of a reasonable walking distance to concentrated residential areas and public transport provision is restricted. Cycling is a viable alternative for journeys up to 5km; some residential dwelling is situated within this catchment and could access the site using existing facilities. It is noted that the development sits alongside an established use and there is potential for promoting sustainable measures between employees of the various operations on-site.

It should be noted that the proposal will require 41 staff to operate the site so the scope and impact of modal shift is limited. The site would be expected to generate HGV and LGV trips; existing FARGRO data indicates that this could

be up to 34 movements plus any movements associated with the trade counter. The location of the site alongside the primary road network supports the West Sussex Transport Plan 2011-2016 (LTP3) objective of ensuring that commercial development is accessible via suitable routes, thus minimising the impact on the local road network.

In-line with National Planning Policy Framework guidelines a Travel Plan has been submitted in support of the application and outlines how modal shift will be encouraged. This has been reviewed by the WSCC TravelWise Officer who has offered the following comment;

- This site is above the TA threshold and therefore the County Council would usually require a full Travel Plan monitored in accordance with the TRICS UK Standard Assessment Methodology for Travel Plans. However, given that only 41 staff will be based at the site (employed over 2 shifts) I do not consider that a full Travel Plan would be appropriate.
- Similarly, the site location is not conducive to encouraging sustainable travel, and hence opportunities to reduce lone driving are more limited than if the site were located in an urban setting.
- Section 5.2.2 states that the shared use path along the A27 in the vicinity of the site is not well used. The Travel Plan should include a specific action to promote this path to staff and visitors. Promotion of the West Sussex Cycle Journey Planner will also help in this regard.
- Sections 5.4.5, 8.0.1, and 9.02 refer to Adur District Council, when in fact the Local Planning Authority for this site is Arun District Council.
- The target to reduce lone driver commuting to 80% from an expected 88.3% (section 7.2.3) is acceptable. This equates to a reduction to 32 employees from an estimated 36 employees, which in turn equates to at least a 10% reduction in vehicle trips. This target should be achieved by, and carried through to, the 5th anniversary of site occupation.
- Given that the above target is set out in section 7.2.3, there would be no need to conduct a travel survey at 6 months to confirm baseline for target setting (section 10.0.2 part c).
- We would prefer contact details for the Travel Plan Co-ordinator (TPC) to be included in the Travel Plan at the planning stage. However, if this is not possible we will accept an updated Travel Plan, including contact details for the TPC prior to site occupation.
- In addition to the key measures set out in section 8.0.2, the following sustainable travel initiatives should be promoted to employees and, where appropriate, other visitors to the site:

1) 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:
http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/travelwise/cycle_to_work_scheme.aspx#discounts

2) 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. Given that the Travel Plan is aiming to increase levels of bicycle commuting, Fargo should consider funding cycle training for employees that wish to cycle to work.

3) Information about the West Sussex car sharing scheme. The County Council has produced a leaflet about the scheme, which is available on our web site and can be downloaded for inclusion in employee induction packs and on company web sites and Intranets. The url is:
http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/travelwise/west_sussex_car_sharing_scheme.aspx.

4) We may also be able to provide hard copies upon request (email travelwise@westsussex.gov.uk). Furthermore, Fargo should consider arranging shifts in order to facilitate car sharing by staff. Appendix C demonstrates that a number of employees live in the towns of Worthing, Chichester, Bognor Regis (including Pagham), Littlehampton, and Rustington and could therefore potentially share their journeys to work.

5) Information about the West Sussex cycle journey planner and other journey planning sites such as Transport Direct, Traveline, and National Rail Enquiries etc. The link to our cycle journey planner, which provides turn-by-turn route information for quiet, fast, and balanced routes, is <http://cyclejourneyplanner.westsussex.gov.uk/>

6) National awareness events, such as Bike Week, Travelwise Week, Car Free Day, Liftshare Week, Walk to School Week etc. 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/leisure/getting_around_west_sussex/travelwise/supporting_material.aspx

7) It is noted that the Travel Plan Steering Group will meet regularly (section 10.0.2 part d); however, the Travel Plan should state the frequency of meetings. We would suggest that meetings be held at least twice a year.

A revised Travel Plan that takes into account the comment above should be secured via condition to be approved prior to commencement and operated during occupation of the site should permission be granted.

Capacity and Impact

The development site is accessed from an existing junction with the A27 which forms part of the Highways Agency 'Strategic Road Network'. As such, it would be appropriate for the HA to comment on any impact the development would have on this junction or the wider SRN network.

From a review of the traffic data submitted by the Applicant it is not considered that the proposed development would materially impact the operation of the local highway network. Given the distribution from the A27 the threshold of 30 vehicles, where capacity testing would be required, would not be exceeded on the local network.

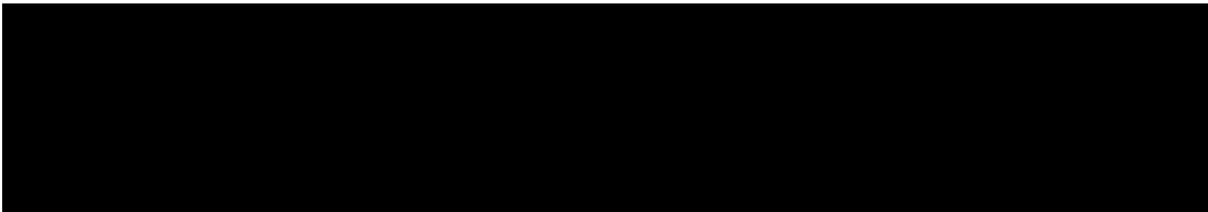
Condition

Travel Plan

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Dominic Smith
Strategic Planning



To: **WSCC(ROW/Strategic/Highways/Archaeology/Ecology)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town and Country Planning (Development Management Procedure) (England) Order 2010
(as amended) - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: **A/74/13/**

Registered: 31st May 2013

Site Address: The Vinery Poling BN18 9PY

Grid Reference: 505210 105500

Description of Works: Proposed distribution warehouse and covered storage, trade counter and associated offices. Upgrading of access road for and improvement of existing junction with the A27. This application is a Departure from the Development Plan and affects a public Right of Way. **(Highways / Ecology / Archaeology / Landscape).**

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 04-JUL-13.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr C Cronin who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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DX 57406 Littlehampton

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