

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 12/05/2016

FROM: Mrs Emma Waters

**TO: Arun District Council
FAO: Ross Leal**

SUBJECT: BN/19/16/PL - Demolition of vacant office building & erection of 7 No. dwellings with associated garaging & landscaping. This application is a Departure from the Development Plan.

Land at Pollards Nursery, Lake Lane, Barnham, West Sussex, PO22 0AF

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

Site Context

The site will be accessed off of Lake Lane via the Pollards Nursery access. The principle of development and means of access at this site were agreed under planning application BN/15/21/PL for 107 dwellings. This application seeks to construct an additional 7 dwellings, bringing the total on site to 114.

Trip Generation/Capacity

Based on the supplied TRICS information the proposed 7 dwellings would be likely to generate 1 arrival and 3 departures in the am peak, along with 2 arrivals and 1 departure in the pm peak. When added to the trips expected from the 107 dwellings, this would increase am peak trips by 4 and pm peak trips by 3. It would not be anticipated that this proposal would create or worsen any highway capacity issue.

Access & Visibility

The additional dwellings will utilise the access as agreed by the LHA under planning application BN/15/21/PL.

Site layout

The site layout appears acceptable and in line with Manual for Streets (MfS) principals. The main spine road includes provision for pedestrians with a footway on at least one side. There will be a footpath/cycle link through to the adjacent Goodacres development in the south west corner of the already approved application BN15/21/PL: allowing pedestrian and cycle access to Barnham.

Parking & Turning

Adequate parking for each dwelling has been shown and a layby for visitor parking. The LHA would highlight that the parking arrangement for the first dwelling on the northern side of the access road is not ideal. Occupiers would have to reverse into or out of the parking bays; as such vehicles leaving the site coming round the bend in the access road may not see this occurring or have time to stop, possibly causing a

collision. It is considered that vehicle speeds would be low; however the LHA would advise that the parking layout be reconsidered for this dwelling.

Conclusion

The LHA would have no objections to this application; the LHA would ask that the applicant considers the parking arrangement for plot 1. The following conditions and informative should be applied.

Conditions:

Access/Visibility

No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawings under application BN/21/15

Reason: In the interests of road safety.

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Pedestrian Link

No part of the development shall be first occupied until a pedestrian and cycle link has been provided to Barnham through Goodacres, in accordance with plans and details to be submitted and approved by the Local Planning Authority.

Reason: In the interests of sustainability and 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),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- 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:

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with 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.

Emma Waters

Assistant Planner - County Highways

