

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Highways, WSCC
DATE:	19/07/2018
LOCATION:	Land to the West of Church Lane, South of, Horsemere Green Lane, Climping
SUBJECT:	CM/13/18/OUT Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. Resubmission following CM/1/17/OUT. Departure from the Development Plan. More information.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	See below for breakdown.

The previous Highway Authority comments on application CM/13/18/OUT requested further information on the following:

- **Signalised crossing on A259** - The revised S278 plans incorporating the signalised crossing on the A259 should be provided to the road safety auditors and any additional comments provided to the design team and Highway Authority.
- **S106 contribution towards Crookthorn Lane and Brookpits Lane** – the Highway Authority preference is for these works to be delivered via S278 and the applicant should confirm whether they are agreeable for these to be delivered and incorporated into the other S278 works to Church Lane. If the applicant is not agreeable to this approach and prefers a S106 contribution a detailed breakdown of the costs of the works should be provided so that the Highway Authority can have a fully informed view of the costings.

- **S106 contribution Oystercatcher** – The Highway Authority is agreeable to securing a S106 contribution towards this junction; a detailed breakdown of the costs of the works should be provided.
- **Land to be given at the Oystercatcher junction** – the applicant should provide details of the economic value of the land to be set aside to facilitate improvements to the Oystercatcher junction so the full cost of the mitigation package is understood.

Road Safety Audit (RSA)

The applicant has provided a revised Stage 1 RSA to take account of the proposed change from a pedestrian refuge to a signalised crossing of the A259. The majority of the issues raised in the RSA can be dealt with at detailed design stage such as anti-skid material and the design of tactile paving. The Highway Authority would however look for confirmation that the applicant is going to provide a toucan crossing facility rather than a puffin crossing and that a 3m in width shared pedestrian/cycle route will be provided on the southern side of the A259 from the crossing facility to the junction of Crookthorn Lane.

S106 valuations and value of land

A detailed breakdown of the cost of the proposed works to Crookthorn Lane, Brookpits Lane and the Oystercatcher junction have been provided and WSCC as Highway Authority are content with these values.

The applicant has also provided a breakdown as to the value of the land being set aside for use of a wider junction improvement at the Oystercatcher junction. The basis of the value of the land is on it having a future residential use; which is based upon the allocation in the emerging Arun Local Plan. The land has been valued by Mulgrave Estates at £1.13m and the Highway Authority is not aware of any information to dispute this valuation.

In light of this the overall contribution from the Climping development site towards strategic transport infrastructure identified within the Infrastructure Delivery Plan; to support the identified growth within the Arun Local Plan is:

- Church Lane roundabout including pedestrian crossing £1.25m
- Land reserved for Oystercatcher Junction improvement £1.13m
- Section 106 contribution to Oystercatcher interim works £0.10m
- Total value of strategic contributions £2.48m

The Highway Authority therefore considers that the developer is making an appropriate and proportionate contribution towards the strategic infrastructure package. The application shall make contributions towards the nearest infrastructure requirements to the site to mitigate their impact.

Summary

The Highway Authority would look for confirmation that the applicant is going to provide a toucan crossing facility rather than a puffin crossing and that a shared pedestrian/cycle route will be provided on the southern side of the A259 from the crossing facility to the junction of Crookthorn Lane.

Subject to confirmation of the above the Highway Authority would have no objections and considers that the applicant has made an appropriate and proportionate contribution to the strategic transport infrastructure and would look to secure the following via a S106 agreement:

- Crookthorn Lane footway - £35,000
- Public byway Brookpits Lane – £10,000
- Oystercatcher improvement scheme - £100,000
- Provision of the land set aside for an improvement scheme at the Oystercatcher
- Requirement to deliver the highway works to the Church Lane/A259 roundabout prior to occupation

It should be noted that the Highway Authority preference is to deliver one overall improvement scheme at the Oystercatcher rather than piecemeal improvements over time that may have to be removed as an overall scheme is developed. Therefore the Highway Authority is agreeable in principle to taking a S106 contribution towards this junction.

The transport related conditions originally suggested as part of the initial application (CM/1/17/OUT) should be included on any permission granted and should include the following:

- Need to produce a Construction Environmental Management Plan (CEMP)
- Need to produce a Travel Plan
- No occupation until the site access has been constructed

Steven Shaw
West Sussex County Council – Planning Services