

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Steven Shaw County Highways, WSCC
DATE:	24/07/2018
LOCATION:	Land To The Rear of Bairds Farm Shop, Crookthorn Lane, Climping, West Sussex
SUBJECT:	CM/16/18/PL Development of a 64-bed Specialist Dementia Care Centre together with access, parking & landscaping (Use Class C2). This application is a Departure from the Development Plan & affects the setting of a Listed Building.
DATE OF SITE VISIT:	July 2018
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	See below for breakdown.

Introduction

West Sussex County Council as Highway Authority have been consulted on this application for the erection of a 64 bed specialist dementia care centre.

Pedestrian Access

The main pedestrian entrance to the care home is from within the car park. This is accessed along a segregated 2m wide footpath and is considered to provide a safe means of access into the site. As part of the proposed development the applicant is providing a new 1.5m wide footpath along the site frontage which extends westwards from the site access to the westbound bus stop on the southern side of the A259. Dropped kerbs and tactile paving are also provided at appropriate crossing points.

Cycle Parking

The Transport Assessment states that a total of 12 Sheffield stands are to be provided for staff and visitor use. From the site plan 8 Sheffield stands (16 spaces) can be seen within the car park to the main entrance of the care home. It is not apparent whether these cycle stands are covered. Whilst it would be acceptable for short stay visitor stands to be uncovered the Highway Authority would look for long stay staff cycle parking to benefit from being covered. The Highway Authority would look for further details to be secured via condition.

Disabled Car Parking

The applicant is providing 4 on-site disabled car parking spaces. These are suitably designed and located close to the main entrance of the care home.

Vehicular Access

Vehicular access to the proposed care home is proposed via the existing Bairds Farm access off Crookthorn Lane (A259). An internal access road measuring approximately 5.70m provides access within the site to the care home.

Stage 1 Road Safety Audit

The applicant has undertaken a Stage 1 Road Safety Audit in accordance with the WSCC policy on Road Safety Audits given that the proposed access is considered to experience an intensification in use. Whilst it is evident from the information submitted that the designer has considered some of the points raised within the RSA not all points have been considered and no designers response has been completed. Therefore prior to determination of the application the applicant must submit a designers response to all the points raised within the RSA.

Car Parking

The applicant is proposing a total of 28 car parking spaces, 4 of which are for disabled users. The level of provision is based upon the operators experience at similar sites and is a level that they consider to be reasonable given the scale and location of the development.

Travel Plan

Comments upon the travel plan will be provided shortly. A condition should be included on any permission granted requiring the applicant to submit details of a travel plan.

Highway Impact

The applicant has forecast the likely vehicle trips that could be generated from a care home in the AM and PM peaks and the Saturday peak for the farm shop (14-15). The applicant has forecast that there will be 10 two way vehicle trips in the AM and PM peak generated by the care home.

The Highway Authority would not wish to object to the proposed highway impact from this development and it is not considered to be severe as per paragraph 32 of the National Planning Policy Framework (NPPF).

Summary

Whilst the Highway Authority has no objections in principle to the proposed development the applicant should provide a completed and signed designers response to the Stage 1 RSA before the application is determined.

Should this application be approved the Highway Authority would look for the following conditions to be included on any permission granted:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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.

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 once approved shall thereafter be implemented as specified within the approved document. 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.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Highway Improvement Scheme

No part of the development shall be first occupied until the highway improvement scheme to provide give way and centre line markings at the site access and a minimum 1.5m footway from the site access to the western side of Climping Street with appropriate dropped kerbs and tactile paving has been constructed in accordance with the approved plan.

Reason: To provide adequate footway provision and a safe means of access to the site.

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 [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.

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