

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Sue Field
FROM:	WSCC - Highways Authority
DATE:	31 July 2023
LOCATION:	Land to the West of Church Lane South of Horsemere Green Lane Climping
SUBJECT:	CM/48/21/RES Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable. Amended plans received. Substitute and additional documents and plans received on 12th July 2023.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Site Background

The site has Outline planning permission for up to 300 residential dwellings and ancillary development comprising open space, under application CM/1/17/OUT which was granted at Appeal in September 2018. As part of this Reserved Matters Submission for matters including layout and landscaping the applicant approached the Local Highway Authority (LHA) in January 2021 to provide pre-application advice on the highway impacts of the internal arrangements. A copy of the LHA's comments are provided within Appendix A of the applicants accompanying Transport Statement (TS). The latest TS looks at areas that have been agreed previously with the LHA and notifies the small changes proposed as part of this application.

The primary vehicular access is to be taken from Church Lane (to be diverted through the site), in the form of a ghost island priority 'T' junction. The access arrangement was approved as part of the outline consent and is presented on Drawing No. 4724/013 produced by Bellamy Roberts. A major improvement to the Church Lane/A259 roundabout which incorporated a realignment of Church Lane to the new roundabout was agreed as part of the consented scheme.

Comments

The proposals for this application are to adjust the access requirements onto Horsemere Green Lane. The application proposes to allow only access for emergency vehicles,

cyclists and pedestrians. Vehicular access for all residents will be from the approved Church Lane access point. The TS provided has undertaken some additional modelling and this demonstrates that the proposed access onto Church Lane still can operate within capacity to the future 2026 year scenario. The modelling also demonstrates that no changes are likely within the distribution and movement of the traffic on the network.

Conclusion

Based on the information within the TS the LHA would not consider the changes to the access arrangements would result in an 'Severe' residual impact on the adjoining highway network in accordance with Paragraph 111 of the National Planning Policy Framework (NPPF).

Jamie Brown
West Sussex County Council – Planning Services