

Mr Stephen Gee
West Sussex County Council – Highways
Ground Floor
Northleigh
County Hall
Chichester
PO19 1RH

Our Ref: DS/13091
Date: 5 August 2020

BY EMAIL ONLY

Dear Stephen

The Landings – F/4/20

Thank you for the West Sussex County Council Highways (WSCC) consultation response, dated 17 April 2020, to planning application F/4/20 in relation to the proposed development of up to 1,500 dwellings, 60-bed care home, up to 9,000sq of employment floorspace, local centre of up to 900sqm of retail commercial and 1,450sqm of community/leisure floorspace, land for a two-form entry primary school, public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including the demolition of existing buildings and part removal of existing run hardstanding.

On the behalf of Redrow Homes Limited and Wates Developments Limited, i-Transport LLP has prepared two Technical Notes to respond to the matters raised in the WSCC response and which incorporate associated matters raised in the Network Rail NR response dated 27 April 2020.

The TNs focus on the three key transport tests set out paragraph 108 of the National Planning Policy Framework (NPPF), and demonstrate that:

“a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users; and

c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”

The content of the TNs is summarised below.

[Technical Note ITB13091-029 Sustainable Accessibility](#)

This TN focuses on matters relating to the accessibility of the site by sustainable modes of transport. The matters addressed within the TN have been taken in the order of the comments raised in the WSCC response. The content of the TN is as follows:

- Consideration of additional policy;
- NMU links to Yapton
- Horsemere Green Lane
- Ford Lane pedestrian improvements
- Ford Road/Station Road cycle improvements
- Footpath 206 connectivity;
- Equestrian facilities;
- Bus services;
- Ford Station; and
- Travel Plan.

In addition, the TN is accompanied by a revised Travel Plan that incorporates the comments of the WSCC TravelWise Officer. The amended document is submitted under reference ITB13091-009E.

[Technical Note ITB13091-030 Highway Safety and Network Impact](#)

This TN focuses on matters relating to the impact of the proposed development on highway safety and network capacity. The matters addressed with the TN have again been taken in the order of the comments raised in the WSCC response. The content of the TN is as follows:

- Site accesses;
- Accident data and review;
- Waste facility trips;
- Ford Lane/Ford Road modelling parameters;
- 2031 assessment of mitigation schemes;
- 2031 testing of secured improvements;
- Horsemere Green Lane sensitivity modelling;
- Further level crossing assessment; and
- Bridging of railway line/level crossing closure.

The highway schemes included within the original Transport Assessment (ref: ITB13091-003E) for which no design amendments were sought, and the new and/or revised schemes contained within TN 029 and 030 have been sent to an independent Road Safety Auditor for review, in accordance with the WSCC Road Safety Audit Policy; the Audits and Designer Responses will be submitted upon completion. Should WSCC have any comments in relation to the new and/or revised highway schemes the Applicant would appreciate if early comment can be made on these aspects to enable consideration by the Auditor.

I trust that the submitted TNs address matters raised by WSCC in response to planning application F/4/20 and should any further information or clarification of the content of either TN be required then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "D.A. Smith", with a long horizontal flourish extending to the right.

DOMINIC SMITH

Associate Partner

for i-Transport LLP

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Enc: ITB13091-029 TN

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