

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: David Easton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>FROM:</b>                    | Stephen Gee WSCC - Highways Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>DATE:</b>                    | 5th November 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>LOCATION:</b>                | Land at Ford Airfield Ford,<br>West Sussex                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>SUBJECT:</b>                 | F/4/20/OUT<br><br>Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application falls within CIL Zone 1 - Zero Rated.<br><br>Further information received. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>RECOMMENDATION:</b>          | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>S106 CONTRIBUTION TOTAL:</b> | See below for breakdown.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

The previous WSCC Highways consultation response dated 12<sup>th</sup> October requested further information on the following points:

- Consideration of cycle route provision in line with LTN 1/02;
- Discussions with WSCC PRow;
- Stage 1 Road Safety Audits for all schemes/improvements;
- Public Transport Details;
- Contributions / Delivery of works / phasing of works

In addition to the above comments are also provided on the Ford Road access following additional information received during WSCC consideration of planning application ref WSCC/011/21.

LTN 1/20

Consideration of the offsite cycle connections has been provided by the applicant, due to the constraints of the existing highway boundary limited enhancements to the proposed routes can be made however where feasible the off road route to Ford Station has been widened to 3.2m. Future routes within the development should be developed in accordance with guidance contained within LTN1/20.

#### PROW comments

The WSCC Public Rights of Way team have provided comments to the LPA.

#### Stage 1 RSAs

Stage 1 Road Safety Audits have been carried out on all schemes and the recommendations accepted by the designer and agreed with WSCC.

#### Public Transport Details

Whilst limited details have been received the applicant has indicated that the development would provide either:

- a) *A 30 minute frequency service between Barnham and Littlehampton that routes through the Landings and provides access to Barnham Railway Station; or*
- b) *The diversion of the 700 Coastliner Route through the development site in addition to a 30 minute frequency morning and evening peak period shuttle service between the Landings and Barnham Railway Station.*

*As part of this service provision, bus stop infrastructure is to be provided in the Landings site and will be brought forward as part of subsequent Reserved Matters Applications. Given that there will need to be a good level of occupancy to make such a link viable, I would suggest a trigger of 33% of occupations (prior to the occupation of the 501<sup>st</sup> dwelling).*

As no firm details are available about the phasing plan of the development in creating a link that the 700 service could utilise and the previously proposed trigger for both accesses being 1<sup>st</sup> or 750<sup>th</sup> occupation. It is recommended that both accesses should be delivered by the 501<sup>st</sup> occupation in line with the provision of the bus service.

Prior to the delivery of either of the above services future residents would be able to utilise existing bus stops adjacent to Rollaston Park and Horsemere Green Lane.

#### Contributions / Phasing of Works

Detailed below.

Contributions are to be provided in accordance with the Arun Transport Study apportionment report 2020.

#### Ford Road Access

Following the provision of a stage 1 Road Safety Audit associated with WSCC planning application ref: WSCC/011/21 The issue of HGVs over running has been brought to WSCC attention. As the development would increase vehicle flows above existing consented levels through the junction and increase the level of conflict it is expected that the findings of the safety audit would also need to be addressed by this application and as such the applicant has identified a scheme within land under their control which would be delivered to address the issue within the safety audit.

#### Conclusion

No objection is raised to the application subject to the following S106 and conditions

#### S106

- £301,000 towards the A27 Ford Road Roundabout
- £37,500 towards additional parking facilities at Ford Railway Station
  
- £600,000 towards the A259 Oyster Catcher
- £97,000 towards the A259 Comet Corner

- £515,000 towards the A259 Corridor Improvement
- £15,000 towards the A259 Lyminster Bypass to A280 junction

It is recommended the above 4 contributions are grouped together to fund these measures which would expedite delivery of some of the mitigation works identified in the local plan transport study.

- A Travel Plan
- £5,000 for the auditing of the travel plan.

- Provision of a bus service to include either the provision of:

A 30 minute frequency service between Barnham and Littlehampton that routes through the Landings and provides access to Barnham Railway Station; or

The diversion of the 700 Coastliner Route through the development site in addition to a 30 minute frequency morning and evening peak period shuttle service between the Landings and Barnham Railway Station.

From the 500<sup>th</sup> occupation to a minimum of 5 years post residential buildout completion.

- £15,000 towards the provision of offsite real time passenger information.

The following should either be secured via the 106 or by condition

| <b>Works (and drawing)</b>                                                                                                            | <b>Trigger</b>                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Construction of Yapton Road Access (drawing no. GA-001 Rev E)                                                                         | 1 <sup>st</sup> or 501 <sup>st</sup> Occupation                                      |
| Construction of Ford Lane Access (GA-004 Rev B)                                                                                       | 1 <sup>st</sup> or 501 <sup>st</sup> Occupation                                      |
| Improvements to Ford Road/Commercial site access (ITB13091-GA-066)                                                                    | Prior to commencement of commercial floorspace                                       |
| Ford Lane/North End Road Improvement (GA-028 Rev C)                                                                                   | Prior to 751 <sup>st</sup> Occupation                                                |
| B2233/North End Road Improvement (GA-026 Rev B)                                                                                       | Prior to 501 <sup>st</sup> Occupation                                                |
| Bilsham Road/B2233 Improvement (GA-027 Rev C)                                                                                         | Prior to 251 <sup>st</sup> Occupation                                                |
| Ford Lane Pedestrian Connection (GA-054 Rev A)                                                                                        | Prior to opening of Ford Lane Access                                                 |
| Horsemere Green Lane Pedestrian Access Improvements (GA-058 Rev B)                                                                    | The introduction of the Yapton Road Access or Prior to 101 <sup>st</sup> occupation. |
| Church Lane Pedestrian/Cycle Connection (GA-600 Rev A)                                                                                | Prior to opening of Yapton Road Access should CM/1/17 not be implemented             |
| Rollaston Park & Burndell Road Pedestrian Improvements (GA-041 Rev A, GA-200, GA-201 Rev A, GA-202 Rev A, GA-203 Rev A & GA-204)      | 1 <sup>st</sup> Occupation                                                           |
| Yapton Cycle Route Improvements (GA-059, GA-060 & GA-061)                                                                             | Prior to 101 <sup>st</sup> occupation                                                |
| Ford Road-Station Road Pedestrian/Cycle Connection to Station (GA-006 Rev B, GA-007 Rev B, GA-008 Rev A, GA-009 Rev A & GA-010 Rev B) | Prior to 250 <sup>th</sup> occupation                                                |
| Footpath 206 Connection (Ford Road to River Arun public right of way) (GA-400 Rev A) (includes works outside the highway)             | Prior to occupation of commercial floorspace or 751 <sup>st</sup> occupation         |

## Conditions

Provision of a phasing plan;

Details of Non Motorised User routes across the site including improvements to the PROW network and internal links of the development between Yapton and Horsemere Green Lane

### *Car parking space (details to be approved – for larger sites)*

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

### *Cycle parking (for larger sites)*

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be 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.

### *EVC Parking Spaces*

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

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national 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.

## 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.

#### *Works within the Highway – Implementation Team*

The applicant is required to obtain all appropriate consents from 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.

#### *Provision of Adoptable Highway*

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (██████████) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Temporary directional signs to housing developments (Major apps only 10 units +)

The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>

**Stephen Gee**  
**West Sussex County Council – Planning Services**