

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 10/09/2010

Subject Outline application for redevelopment of site: Demolition of 2 bungalows, workshop, glasshouses, and incidental development with erection of 91 dwellings with improved means of access onto Worthing Road (including closure of existing 2 accesses with all other matters reserved)

Windroos Nursery, Worthing Road, Littlehampton

**FROM: Cian Cronin TO: Arun District Council
FAO: Claire Rodway**

SUBJECT: LU/229/10

CONSULTATION DATE: 28/07/2010

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

S106 contribution: £

This response comprises the views of West Sussex County Council Local Development Division. Advice has been sought from various Local Development Officers in respects of the highways, and ecological implications of this proposal have been considered and these views are incorporated within this response.

The application is for Outline Planning Permission for demolition of site including demolition of 2 bungalows, workshop, glasshouses and incidental development with erection of 91 dwellings with improved means of access onto Worthing Road (including closure of existing 2 accesses) with all other matters reserved.

Ecology

No strategic ecological objection.

Highways

The application includes a Transport Assessment (TA) prepared by Upton Mc Gougan and assesses the proposed residential development against the local highway network, accessibility to the site, the access options, transport policy, traffic impact, road safety, and a residential travel plan.

WSCC as local highway authority have assessed the transport aspects of the development against local transport policies, WSCC Transport Assessment guidance, the local road network, accessibility objectives, access design and capacity standards, road safety audit procedures, traffic impact, site layout principles and planning obligations.

Background- Design Brief and access

In October 2003 Arun District Council adopted a development brief covering the land which is the subject of this application. The Development Brief gives clear and specific guidance as to how the site is to be accessed. It states that no intensification of use of the access would be supported. However it continues by stating that a limited amount of new housing may be able to be served in this way.

The Development Brief identifies a single point of access to serve all of site 7. It states that any other access will be for a temporary period pending connection to the permanent access road network to the west (i.e. that already constructed as part of Site 7- Elysian Fields).

Site and Surrounds

The site is a parcel of land lying directly to the north of the A259 Worthing Road in Littlehampton.

The A259 Worthing Road which the site fronts onto, forms part of the County's Strategic Road Network and is classified as a County Distributor Road. Acting as a bypass for Littlehampton, the A259 lies north of the town centre. In the vicinity of the site the A259 Worthing Road comprises a single lane in each direction and is subject to a 40mph speed limit. At this location the A259 Worthing Road serves a number of residential side roads, many of these include right turn lanes and is street lit, with footways/cycleways on both sides for the majority of its length.

To the east of the site the A259 Worthing Road forms a 5 arm roundabout with the A259 Rustington Bypass, B2187 Horsham Road, and the access to Watersmead Business Park. Approximately 1km to the west of the site the A259 Worthing Road forms 5 arm roundabout with the A284 Wick Street, Hawthorn Road, and A284 Lyminster Road.

Walking and Cycling

Transport Policy advises that new residential developments are located in sustainable locations where residents and visitors would be able to access local services by a choice of travel modes.

The development site is in a good location to encourage pedestrian and cycle trips given the location of Littlehampton town centre and its surrounding residential areas which are within the 2km maximum walking distance and 5km maximum cycling distances recommended in national guidance PPG13.

Pedestrian facilities in the vicinity of the site are good with lit footways. A number of cycleways in the area are separated from the traffic carriageway which make them more attractive to cyclists. Immediately to the east of the site entrance there is a signal controlled pedestrian crossing facility providing a safe crossing to local amenities. Another set of pedestrian lights are located to the west of the site.

The proposed dwellings are within easy walking distance of the bus stops on Horsham Road and within one kilometer walking distance of local leisure and healthcare facilities.

The site is within 2km of Littlehampton Central Business District and railway station, which is also accessible by cycle and bus services. There are a number of designated formal cycle routes within the vicinity of the site and cyclists could use existing local roads to access the town centre and the railway station.

Trip Generation and Traffic Impact

The transport consultant has assessed the likely traffic generation of the proposed residential development from trip rate information for similar sites in the national TRICS database. These selected sites are contained in Appendix K of the TA.

Each dwelling would generate 0.55 vehicle movements in the AM peak hour (08:00- 09:00) and 0.53 vehicle movements in the PM peak hour (17:00-18:00) onto the local road network. For this application 91 dwellings would generate 50 vehicular movements in the AM peak and 48 vehicular movements in the PM peak.

The estimated level of vehicular traffic generated by the development is low equating to less than one vehicular movement every minute in the peak hours. The TA compares existing trip generation of the site as a haulage site compared with expected trip generation from a development of 91 homes (Table 9). This concludes that the trip generation for 91 homes would be less than that for the existing use. As such the proposed access satisfies the Development Brief requirement that “no intensification of use of the access would be supported”.

Capacity analysis has been undertaken for the proposed right turn lane junction using the Transport Research Laboratory’s (TRL) PICADY program.

The PICADY assessment shows that the proposed access would operate within capacity in the peak traffic periods with the development traffic in the 2011 (commencement of development) and 2021 (five years after commencement of development).

Conclusion

The Development Brief for site 7 identifies that this site should be accessed via a single point. While WSCC would like to reiterate that a single point of access to the site is preferable, in real terms, a solution to 3rd party land issues may not be forthcoming. Given that the proposed site access meets all necessary criteria in terms of design and safety, WSCC are satisfied that the access proposals, trip generation and other factors would not prejudice safety or capacity and raise no objection to the application.

The following issues should be addressed by condition

Vehicle swept path analysis to be provided to support the movement framework for emergency vehicles and refuse vehicles, both within the internal layout and where appropriate in respect of off-site highway proposals. Any issues identified need to be addressed.

A clear indication of the areas to be offered for highway adoption is required for the internal layout-prior to the commencement of development. Details of street furniture, materials, street lighting specifications etc should all be included to support site master planning process

Prior to any development a Construction Traffic Management Plan must be submitted and approved by the County Council.

**WEST SUSSEX COUNTY COUNCIL
LOCAL DEVELOPMENT DIVISION: SECTION 106 CONSULTATION RESPONSE
(excluding Transport (known as TAD) contributions)**

DATE: 19th August 2010

FROM: Chris Dye, Monitoring and Records Team

TO: Cian Cronin, Planning Applications Team

DISTRICT COUNCIL: Arun

Application Number: LU/229/10

The Provision of Service Infrastructure Related to: Windroos Nursery, Worthing Road, Littlehampton, West Sussex, BN17 6LY

Planning Application details – Outline application for redevelopment of site: Demolition of 2 bungalows, workshop, glasshouses and incidental development with erection of 91 dwellings with improved means of access onto Worthing Road (including closure of existing 2 accesses) with all other matters reserved.

Without prejudice to the informal representations of the County Council in respect of the above planning proposal, I am writing to advise you as to the likely requirements for contributions towards the provision of additional County Council service infrastructure, other than highways and public transport that would arise in relation to the proposed development.

The basis for my advice is contained in the adopted Supplementary Planning Guidance document “The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1.

The advice is as follows:

1. School Infrastructure Contribution

1.1 The Director for Children and Young People’s Services advises that it appears that at present primary schools within the catchment area of the proposal currently would not have spare capacity and would not be able to accommodate the children generated by the assumed potential residential development from this proposal. Accordingly, contributions would need to be requested. However, the situation will be monitored and further advice on all of the main education sectors, (i.e. Primary/Secondary/Further Secondary) should be sought if this planning application is to be progressed.

1.2 Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the education catchment area; the County Council’s adopted floorspace standard for education provision; and the estimated costs of providing additional education floorspace. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the school infrastructure contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the School Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

DfCSF Figure x ACP = School Infrastructure Contribution where:

Note: x = multiplied by.

ACP (Additional Child Product) = The estimated additional number of school age children likely to be generated by the development calculated by reference to the total number of dwellings, less any allowance for affordable dwellings, as approved by a subsequent reserve matters planning application. The following criteria are used to generate a child product:

Dwelling Size	/	Occupancy	
		House	Flat
1 bed	=	1.7	1.2
2 bed	=	1.8	1.3
3 bed	=	2.2	1.7
4 bed	=	2.7	2.4
5 bed	=	3.0	2.0

Using the above occupancy rates to determine an overall population increase the following factors are applied. According to 2001 census data, there are 14 persons per 1000 population in each school year group for houses and 5 persons per 1000 population in each school year group for flats. There are 7 year groups for primary (years R to 6) and 5 for secondary (years 7 to 11). For Sixth Form, a factor of 0.54 is applied to the Child Product figure as this is the average percentage of year 11 school leavers who continue into Sixth Form colleges in West Sussex.

DfCSF Figure = Department for Children, Schools and Families (DfCSF) Primary school building costs per pupil place (for pupils aged 4 to 11) as adjusted for the West Sussex area applicable at the date when the School Infrastructure Contribution is paid (which currently for the financial year 2009/2010 are – Primary £13,115, Secondary £19,762, Further Secondary £21,432), updated as necessary by the Royal Institute of Chartered Surveyors Building Cost Information Service All-In Tender Price Index.

2. Library Infrastructure Contribution

- 2.1 The County Librarian advises that the proposed development would be within the area served by Littlehampton Library and that the library would not currently be able to adequately serve the additional needs that the development would generate.

However, a scheme is approved to provide additional floorspace at the library. In the circumstances, a financial contribution towards the approved scheme would be required in respect of the extra demands for library services that would be generated by the proposed development.

2.2 Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status

dwellings) for occupation by persons already residing in the library's catchment area; the County Council's adopted floorspace standard for library provision; and the estimated costs of providing additional library floorspace. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the library contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Libraries Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$L \times AP = \text{Libraries Infrastructure Contribution}$ where:

Note: x = multiplied by.

AP (Additional Persons) = The estimated number of additional persons generated by the development calculated by reference to the total number of dwellings, less any allowance for affordable dwellings, as approved by a subsequent reserve matters planning application. The following figures are given as a guideline:

Dwelling Size	/	Occupancy	
		House	Flat
1 bed	=	1.7	1.2
2 bed	=	1.8	1.3
3 bed	=	2.2	1.7
4 bed	=	2.7	2.4
5 bed	=	3.0	2.0

L = Extra library space in sqm. per 1,000 population x the library cost multiplier (which currently for the financial year 2010/2011 are 30sq.m and £3,550 per sqm respectively).

3. Fire & Rescue Service Infrastructure

- 3.1 The County Fire Officer advises that the developer should install fire hydrants connected to a suitable main for the purpose of fire fighting at his own expense in positions agreed between the Fire and Rescue Service and the Water Authority. Hydrants should be installed, tested and operational as each phase is available for occupation. The development should also include suitable access for fire brigade vehicles and equipment. For further information please contact: David Boarer – Fire & Rescue Services Tel: 01243 813667).

3.2 Fire Stations

The County Fire Officer advises that a financial contribution from the proposed be required. This is necessary due to proposed development in the Southern division development towards the cost of fire and rescue infrastructure, principally fire stations and services serving the area within which the proposal stands, would and the resultant need to improve service provision across the area. The proposed development should proportionately contribute towards the cost of necessary infrastructure needed to support development.

3.3 Financial Contribution (excluding provision of fire hydrants)

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the fire service provision area; the County Council's adopted standards of fire service cover provision; and the estimated costs of providing additional fire stations. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the fire service contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Fire and Rescue Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$Y \times (Z / M) = \text{Fire and Rescue Infrastructure Contribution where:}$

Note: / = divided by, x = multiplied by.

Y = the estimated adjusted increase in population generated by the development using the following figures as a guideline:

Dwelling Size	/	Occupancy	
		House	Flat
1 bed	=	1.7	1.2
2 bed	=	1.8	1.3
3 bed	=	2.2	1.7
4 bed	=	2.7	2.4
5 bed	=	3.0	2.0

Z = the estimated costs of providing additional Fire and Rescue Infrastructure in the Southern Service Division of West Sussex at the time of payment (which, for information, for 2007/2008 was £5,530,000).

M = the projected population of the Fire and Rescue Service Southern Service Division of West Sussex in 2016 at the time of payment (which, for information, for the 2007/2008 financial year was 429,647).

4. Wastes Management Services (Household Waste Recycling - civic amenity)

- 4.1 It has been assumed that currently the proposed development would not be required to contribute towards waste and recycling facilities in the area. However, the situation will be monitored and further advice on Household Waste Recycling (civic amenity) provision should be sought if this planning application is to be progressed. For further information please contact: Mr Graham Harris, WSCC Wastes Management Services Tel: 01243 777323).

4.2 Financial Contribution

However, should a financial contribution be sought by the County Council it would be based on: the estimated additional number of households generated by the proposed development less the affordable housing (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for

occupation by persons already residing in the area served by the Household Waste Recycling (civic amenity) site; the County Council's standard for civic amenity site provision; and the estimated costs of building additional civic amenity service facilities. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the Household Waste Recycling (civic amenity) contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Household Waste Recycling (civic amenity) Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$W \times AP = \text{Household Waste Recycling (civic amenity) Infrastructure Contribution}$
where:

Note: x = multiplied by.

AP (Additional Persons) = The estimated number of additional persons generated by the development calculated by reference to the total number of dwellings, less any allowance for affordable dwellings, as approved by a subsequent reserve matters planning application. The following figures are given as a guideline:

Dwelling Size	/	Occupancy	
		House	Flat
1 bed	=	1.7	1.2
2 bed	=	1.8	1.3
3 bed	=	2.2	1.7
4 bed	=	2.7	2.4
5 bed	=	3.0	2.0

W = The County Council's estimated costs multiplier, per household, of providing civic amenity service infrastructure to the required standard (which currently for the financial year 2009/2010 is £100 per household). This assumes 1 household per dwelling.

General points

Please ensure that the applicants and their agents are advised that any alteration to the housing mix, either size, nature or tenure, may generate a different population and require re-assessment of contributions. Such re-assessment should be sought as soon as the housing mix is known and not be left until signing of the section 106 Agreement is imminent.

It should be noted that the figures quoted in this letter are based on current information and will be adhered to for 3 months. Thereafter, if they are not consolidated in a signed S106 agreement they will be subject to revision as necessary to reflect the latest information as to cost and need.

Review of the contribution towards the provision of additional County Council services should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.

Should you require further general information or assistance in relation to the requirements for contributions towards the provision of County Council service infrastructure please contact, in the first instance, the Planning Applications Team officer, named above.

cc: Deborah Lewis, WSCC Library Services (via email),
Leigh Hunnikin, WSCC Children and Young People's Services (via email),
David Boarer, WSCC Fire Services (via email),
Ami Sweeney, WSCC Legal Services (via email),