

WINDROOS NURSERY, WORTHING ROAD, LITTLEHAMPTON TRANSPORT RESPONSE NOTE EXECUTIVE SUMMARY

- WSP identified that access direct from the A259 to serve the residential redevelopment of Windroos Nursery would be entirely within the spirit of the original Development Brief, and had land ransom issues come to light during the formulation of the DB, that development served from this location would have been considered acceptable provided rat-running was restricted.
- WSP assessed the potential to access the site via the Bodyshop access road, and this was deemed less appropriate than providing access as proposed within this planning application.
- WSP undertook a trip rate comparison assessment based on TRICS survey data for commercial warehousing sites. Whilst this assessment identified daily traffic flows would be reduced as a result of the proposals, peak period flows may actually increase.
- An independent traffic survey was recommended to clarify the situation, which was completed in accordance with WSP's criteria for a 24hr weekday period. The results indicate that the peak periods for the existing business generate greater traffic flows than the proposals.
- Therefore the proposals would not result in an intensification of the access onto the A259, and would be in keeping with the DB. Furthermore the proposed improvements and rationalisation of a junction arrangement considered to currently be of poor standard by WSP would provide a net benefit.
- Further matters raised by WSP included the provision of additional detail at the detailed design stage regarding a car parking strategy on site and a full Residential Travel Plan. WSP recommended that these could be secured through appropriately worded planning conditions, which is agreeable.
- Other points referred to within the WSP report, including minor design suggestions and consideration of further accident review at subsequent Road Safety Audit stages would be resolved through detailed design, technical approval and masterplan development stages in association with any reserved matters applications.
- WSP identify that the technical argument supports the case that residential development is unlikely to have significant impact, and this is further supported by the independent traffic survey data suggesting a net decrease in trips during the peak periods and across the day.
- Overall the WSP report considered the outline planning application favourably, and with support from West Sussex County Council highways and the Highways Agency, it is recommended that the scheme be granted planning consent.