

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Raymond Cole
FROM:	WSCC - Highways Authority
DATE:	6th May 2021
LOCATION:	Land west of Bridge Road Roundabout Littlehampton BN17 5DF
SUBJECT:	LU/238/20 Outline planning application with some reserved matters (Scale and Access to be reserved) for the demolition of existing treatment works & redevelopment of a former camp site to provide; up to 105 No. homes, 100sqm of A1 Shops use, 220sqm of A3 restaurant use & 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works & car parking highways works. This application also lies within the parish of Climping, may affect a Public Footpath & is a Departure from the Development Plan. An amendment received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the above proposals. The application will in essence form a new arm from the Bridge Road Roundabout which is classified as part of the A259 coast road.

The LHA has been in dialogue with the Transport Consultant for this application since our initial comments were submitted on the 2nd October 2020. At this time the LHA requested more information on the following areas:

- Stage 1 Road Safety Audit (RSA)
- Further discussion on capacity element at the Bridge Road Roundabout.
- Further consideration of pedestrian accessibility from the site

The applicant has provided a revised Technical Note (TN) to accompany the latest areas of information, this document has been considered with the original Transport Assessment (TA) submitted in September 2020.

Access and Stage 1 RSA

The proposals will utilise an existing servicing access onto the Bridge Road Roundabout. The access will be of sufficient width and geometry to accommodate all types of vehicles. Tactile pedestrian crossing points have been provided with an island to aid pedestrian accessibility. The access works will be subject to a Section 278 agreement with the LHA's Highway Agreements Team, which will involve a Stage 2 RSA and Technical Check.

In accordance with the adopted WSCC 'Road Safety Audit Policy', a Stage 1 RSA has been undertaken in accordance with the GG119 governance document by an independent Audit.

A Design Team response to the RSA has also been prepared. All matters raised in the RSA have been addressed in accordance with the Auditor recommendations and there are no outstanding matters raised through the audit process.

Accessibility

From the access point the TN has further considered pedestrian improvements and accessibility. This has been demonstrated on the revised drawing 18-270-010F which shows the new link on the northern side of the A259 from the Bridge Road roundabout connecting all the way through to where the existing footway terminates on the bridge over the River Arun. This additional pedestrian link has been considered by the Safety Auditor and all problems brought forward have been addressed by the Designer. As with the access works it was agreed with the applicant's consultant that the works for the footway connection would be delivered via a Section 278 Agreement.

In addition to the north east the application proposes to add signalised crossings on the A259 northern arm and on Broad Piece as demonstrated on Drawing 18-270-010F. The A259 crossing will enable easier and safer usage by pedestrians and cyclists than the originally proposed uncontrolled crossing, whilst that on Broad Piece provides a deliverable link to the existing pedestrian and cycle routes which connect from the east at this location, as well as connecting to the existing pedestrian entrance to the superstore. The works have been subject to the RSA process and all problems raised by the Auditor have been addressed.

A Travel Plan will be provided, the content of this can be secured via a planning condition.

Capacity

Capacity elements have been discussed in detail with the LHA since our original comments were submitted to the LPA in October 2020. Within the TN it has been demonstrated that the forecast traffic growth results in the A259 arms being over-capacity during the PM peak hour, however the LHA would accept that the development itself does not have a material impact upon the junction operation.

It is acknowledged that junction capacity improvements had been identified by Systra in their Arun Transport Study (ATS) undertaken for Arun District Council. This improvement comprises widening of the A259 (South) entry and the A259 (North) exit. Discussion has been undertaken with internal LHA colleagues and we are satisfied that the proposed pedestrian and cycle improvement works have been designed to facilitate the future implementation of the ATS widening scheme. Within the TN drawing 18-270-010F illustrates that there will be no conflict with these proposed improvements.

Conclusion

Having assessed all of the information present within the TA and subsequent TN, the LHA would not wish to raise an objection to the proposals and would consider that the application would not be contrary to Paragraph 109 of the National Planning Policy Framework. Any approval of planning permission would be subject to the following conditions:

Access and Footway (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access and footway link serving the development has been constructed in accordance with the details shown on the drawing titled 'Proposed Off Site Improvements and Allowance for Future Improvements' and numbered 18-270-010E.

Reason: In the interests of road safety.

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.

Travel Plan (to be approved)

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

INFORMATIVE

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 [REDACTED] 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.

Jamie Brown
West Sussex County Council – Planning Services