

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 November 2017 08:31
To: Planning Scanning
Subject: FW: LU-320-17
Attachments: image001.emz; image002.emz; image003.emz; image007.emz; image009.emz; image010.emz

Sent: 02 November 2017 15:45
To: Planning.Responses
Subject: LU-320-17

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 31/10/2017

FROM: Jamie Brown
TO: Arun District Council
FAO: Anita Gardner

SUBJECT: LU/320/17/PL -Alterations to golf practice ground & surrounding land, including tees (incorporating importation of material).

Littlehampton Golf Club, Rope Walk, Littlehampton, BN17 5DL

RECOMMENDATION:



☐ ☐ ☐ **Advice**
Information
Objection

Modification

More

No Objection

Refusal

Background

WSCC in its capacity of Local Highway Authority (LHA) has been consulted for highway safety and capacity on the above proposals.

Littlehampton Golf Club is located to the west of the River Arun. The proposals are accessed from the North West via the A259 and Ferry Road. Ferry Road is a 'D' Class Road with a speed limit of 30 mph. The proposals are supported by way of a Technical Note (TN). In summary the LHA would require some additional information from the application including a Construction Management Plan (CMP) and confirmation that a Section 59 Agreement will be entered into. The LHA intends to undertake a site visit of the land in question and the surrounding local highway network. This will take place in the week beginning 6th November 2017.

Comments

The proposals are works to be undertaken at the Golf course which will require the delivery of materials. Within the TN it is stated that these works would generate a proposed vehicle

Movement of 3750 for the next 6 months over the winter period with which the figures we were given last night means 29 HGV movements per day.

Another application (LU/208/17) has been submitted and approved for other works to be done at the Golf course with a traffic movement of 15 HGV's per day. If both applications were to start at the same time this would equate to 34 HGV movements per day. As part of these proposals it was proposed to widen the emergency/maintenance access. This application includes widening so that HGVs can still enter and egress the site. Swept path diagrams have been provided showing tipper movements; these are very restricted and will need the addition of a banksman to assist the driver getting into the site.

Within the TS it is stated that a CMP will be submitted post planning approval, however the LHA would request that information is provided pre-planning consent that this gives an indication of how deliveries will be managed. Within the application there is no traffic management in place to assist any HGV movement via ferry road, Ropewalk or the narrow West beach road leading to the golf course. This needs to be considered as well as the immediate movements within the vicinity of the site.

In addition given the construction of Ferry Road, the applicant would be required to enter into a Section 59 agreement under the 1980 Highways Act. The LHA would seek confirmation that the applicant is willing to enter into this agreement, this can be added within the CMP. Such an agreement would enable the LHA to recover from the developer the cost of repairing any damage that occurs to the highway as a consequence of the development. The developer should seek early engagement with the WSCC Asset Management team to prepare the s59 agreement should permission be granted.

The LHA has consulted internal consultees in relation to the condition of the bridge on Ferry Road. Having reviewed the condition data the bridge is in a reasonable condition although deformation is noted to both brick barrels. At present we do not believe the deformation is affecting the performance of the bridge although this could change in the future. It is difficult to state whether the number of HGV's proposed would have a negative impact as HGV's currently use the bridge without restriction, therefore the addition of information that a draft CMP will provide should give further clarity on this point.

Conclusion

The LHA would require some additional information on the points stated above prior to making a recommendation on this application.

Jamie Brown
Planning Services

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