

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 7th July 2016

**FROM: Tim Townsend TO: Arun District Council
FAO: Neil Crowther**

SUBJECT: LU/96/16/DOC - Application for approval of matters reserved by condition imposed under LU/47/11 relating to condition Nos. 5,7,8,10,11,12,13,14,15,21,22,23,24,25,26,30 & 31 - for units 6-117. Finishes, appearance,landscaping & layout, Design statement, Surface water drainage scheme, Access & maintenance of watercourse/culverts, Discharge of any flows to watercourses, Foul drainage strategy, Landscaping, Tree protection strategy, Construction method statement, Ecological management plan, Construction compound statement, Piling, Vehicle wheel cleaning facilities & highway cleaning strategy, Construction programme, Scheme for the location & installation of fire hydrants & Energy supply.

LOCATION: Land to the North of, Toddington Lane, Littlehampton.

Re-consultation – further information (email Peter Lawrence to Neil Crowther dated 3rd June 2016 – sent by Keith Adrian).

DATE OF SITE VISIT: N/A

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £ (secured as part of outline approval)

This is the second WSCC highways and transport response to the above application following submission and review of additional information (received June/July 2016). It specifically responds to conditions 8, 22, 23, 25 and 26 of outline consent LU/355/10. Conditions 7, 10, 11, 12 and 13 (and any other areas where drainage advice is required) will require separate comments from the appropriate drainage engineer. Condition 14, 15, 21, 24, 30 and 31 are for the LPA to consider. Should the Planning Case Officer consider otherwise, he should contact the author at the earliest opportunity.

CHA comments in **red** below (highlighted text is where further information is required):

- Condition 8** – This covers submission of information relevant for individual phases etc. – DETAILED COMMENTS IN RESPONSE TO SPECIFIC DESIGN DETAILS REFERRED TO IN THIS CONDITION WILL BE MADE ELSEWHERE IN THIS REPORT. LPA TO COMMENT ON NON-HIGHWAY ELEMENTS.
- Condition 22** – Construction Management Plan (CMP) – The following additional information is required:
 - A site routing agreement is required (showing route in and out of the development for all construction vehicles). It must state that vehicles will only enter and leave from

and to the west and NOT use Toddington Lane south of the railway line nor the railway crossing itself. **Now addressed/provided.**

- Paragraph 3.0 (page 2) – Please provide plan showing access point. **Now provided. However, swept-path diagrams should be provided to show vehicles passing one-another in the bellmouth and appropriate visibility splays onto Toddington Lane. At present, the access looks to be too narrow to permit two-way traffic movements at the point it joins Toddington Lane. Also, WSCC require the construction access onto Toddington Lane to be closed off as soon as the Boulevard becomes available for use by construction traffic – reason being that both accesses will be very close to one-another and could cause potential conflicts on the highway if both are in operation at the same time. As such, as soon as a connection can be made into the Bovis site off the Boulevard, the better. It is recommended that the alternative access should be alongside plots 9 and 24 (and not 31 and 68). Please confirm that will happen.**
 - Paragraph 3.1 (page 3) – ‘Wiltshire Council’ should be replaced with ‘West Sussex County Council’. **Now addressed.**
 - Paragraph 4.2 – parking (page 3) – Please provide plan. **Now addressed/provided.**
 - Paragraph 4.6 - wheel washing (page 4) – Please provide plan. **Now addressed/provided. Please note that location of said facilities might need to change as the build progresses.**
 - Paragraph 10.0 – public liaison (page 10) – Please include name of CDM Co-ordinator and contacts details (including out-of-hours contact details). Out-of-hours contact details should be provided for the site manager too. **Information still required.**
 - The applicant to state how many HGV movements are likely to take place on a daily basis used to construct the development (as this will inform whether a S59 Agreement is required). **Now provided (approximately 6 HGV movements at peak).**
3. **Condition 23** – Construction compound details including details of turning facilities for delivery vehicles – Although a compound is shown on ‘Standard Compound Layout Plan’, it is not clear which location it relates to nor how vehicles would be able to turn around in or clear of it nor park. Also, it is not clear how access will be gained to the compound. Please provide a plan. **Now addressed/provided.**
4. **Condition 25** – Vehicle wheel cleaning facilities – Plan showing location/s required. **Now addressed/provided (but see bullet point above ref. para. 4.6 above).**
5. **Condition 26** – Layout of roads and construction programme etc. – Comments were made in WSCC report dated 19th May 2015 for plots 1-5. They are repeated below:
- Manoeuvring space for plot 4 should measure 6.0m (currently shown at 5.0m). **Noted.**
 - Turning space for plots 1, 2 and 5 to be provided. **This is still required.**
 - Dimension of manoeuvring space for plot 3 to be shown (6.0m is required). **Noted.**
 - Visibility splays commensurate with Manual for Streets (taken from a 2.4m ‘x’ distance) to be shown at access points to plots 1-5 (including pedestrian splays). **Access and visibility requirements must meet appropriate standards. Please show.**
 - Provide visitor parking for plots 3 and 4. **Shown for plot 3 but please show for plot 4 (to minimise chance of parking on the highway).**
 - A suitably designed footway to be shown from southern end of B3/B5 north-south access road linking to plots 1-5. **Noted. However, access and visibility requirements must meet appropriate standards. Likewise, the needs of pedestrians should also be considered. Please show how this is achieved.**
 - Applicant to confirm that all private access paths to dwellings, back gardens etc., measure minimum of 1.2m wide for DDA purposes. **Comments noted. Whatever width is finalised should meet Building Control requirements.**
 - Applicant to provide details of how surface water will be prevented from running onto the highway. (Please note that areas with permeable paving will not be eligible for adoption and are not permissible on land forming public highway). **Noted – to be checked by SWD Engineer.**

- Where is lighting proposed? Applicant to contact SSE Contracting for street lighting provision where lighting is on land forming part of the adopted highway. If on private land, will need to be maintained at the developer's expense. Plan to be provided. **Noted.**
- Landscaping – Applicant to confirm that all landscaped areas within or adjacent to visibility splay areas and adjacent to footways and cycleways will have a mature maximum growing height of 0.6m. (Also, commuted sums may be required for trees in or close to the public highway and any root protection/root barriers proposed in these locations). Applicant to show details of these. **Noted.**

(Note to Planning Case Officer – Any areas of road infrastructure not intended to be offered for adoption should be signed-off/approved by an appropriately qualified engineer as 'fit-for-purpose' to the satisfaction of the LPA as per the S106 requirements).

Please re-consult when additional information is available.

Thank you.

Tim Townsend
Strategic Planning