

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:David Easton
FROM:	WSCC - Highways Authority
DATE:	16 July 2019
LOCATION:	Land north of Hook Lane, Pagham
SUBJECT:	P/30/19/OUT Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building & is a Departure from the Development Plan (resubmission following P/6/17/OUT).
DATE OF SITE VISIT:	N/a
RECOMMENDATION:	No Objection
S106 REQUIREMENTS:	Proposed improvement works to the B2166/Vinnetrow Road roundabout as shown on drawing number 1616/14 or any other such scheme as agreed with WSCC*. These works should be completed by the occupation of the 100th dwelling. Contribution of £114,184 towards improvements to Pagham Road/B2166 Lower Bognor Road junction or any other works that would mitigate the increased traffic arising from the proposed development. This is referred to within the applicants documents as a 'Contribution to WSCC for sustainable transport measures on the wider highway network'*. This should be paid in full by the occupation on the occupation of the 150th dwelling. Contribution of £30,612 towards the upgrading of public rights of way 100, 106 and 104 to enable the creation of an off road cycle route*. This should be paid in full by the occupation on the occupation of the 150th dwelling. *These works are identified within the cumulative assessment with proportionate contributions to be taken to the total cost of the mitigation required.

In response to the WSCC comments dated the 10th July 2019, confirmation has been provided by the applicant in connection with the D1 use and whether the mitigation

forming part of the refused P/8/16 still is proposed as part of the current application. Further comments would now be offered.

With the D1 uses, an approach to consider movements associated with these has been agreed directly with the applicant. It is accepted that the application includes the provision of a school (that falls within the D1 use class). Should the school not be required, alternate D1 uses may then be provided.

The exact mix of these D1 uses is unknown at the current time. Assumptions have therefore been applied to determine potential trip generation and impact on the local highway network. For the purposes of the current application, additional modelling has been provided based on a 3,000sqm health centre and 1,000sqm children's nursery. It is accepted that the D1 uses proposed would serve local needs but not those solely arising from the development. For robustness, the modelling is based on all trips to and from the proposed D1 uses originating from outside of the development with no trips generated by residents of the site itself. As the uses are to serve local needs only, junctions (namely the site accesses onto Pagham Road and Hook Lane, along with the Pagham Road/Hook Lane and Pagham Road/Sefter Road junctions) in the immediate vicinity of the development have been modelled. The results of the modelling indicate that the alternate D1 uses would have minimal consequences upon the surrounding highway network.

The only other outstanding comment was in connection with schemes of mitigation. The applicant has confirmed that the mitigation intending to be provided in connection with this development and as listed within the Common Statement of Cumulative Assessments, dated 3rd April 2018 (included as appendix A in the TA), are still proposed. In conclusion, all outstanding matters have now been addressed or can be resolved via condition or s106 obligation. Based on the information submitted by the applicant, WSCC in their role as Local Highway Authority, accept that the proposed development would not result in any unacceptable safety or any other such impacts that could be considered severe. No highway objection would be raised.

If minded to permit this application, the following conditions, informatives, and s106 obligations are recommended.

CONDITIONS

Pagham Road Access

No use within that phase of the development served from the Pagham Road access shall be first occupied until such time as the vehicular, pedestrian accesses and bus stop lay by have been constructed in accordance with the details shown on drawing number JNY8840-12 Revision A and provided with visibility splays of 4.5 by 149 metres to the north and 152 metres to the south. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Hook Lane Access

No use within that phase of the development served from the Hook Lane access shall be first occupied until such time as the vehicular and pedestrian accesses have been constructed in accordance with the details shown on drawing number JNY8840-09 Revision D and provided with visibility splays of 2.4 by 74 metres to the north and 77 metres to the south. Once provided the splays shall thereafter be maintained and kept

free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Pedestrian Accesses

No part of the development shall be first occupied until plans and details of the proposed pedestrian and cyclist access points have been submitted to and approved in writing by the Local Planning Authority. The approved access points shall thereafter be constructed in accordance with a phasing plan or timetable as may be agreed with the Local Planning Authority.

Reason: In the interests of road safety.

Access closure

No part of the development shall be first occupied until such time as the existing vehicular accesses onto Sefton Road and Pagham Road have been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. No existing access shall be used for construction purposes unless agreed as part of the construction management plan.

Reason: In the interests of road safety.

Passenger Transport Improvements

No dwelling shall be first occupied until plans and details and a timetable for their installation showing the provision of real time information screens at the north and south bound bus stops on Pagham Road to the north of the Hook Lane junction have been agreed in writing by the Local Planning Authority. The real time information screens once approved shall thereafter be implemented in accordance with the agreed details and timetable.

Reason – To promote and encourage sustainable transport to the proposed dwellings.

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

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

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) 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.

S106 OBLIGATIONS

- Proposed improvement works to the B2166/Vinnetrow Road roundabout as shown on drawing number 1616/14 or any other such scheme as agreed with WSCC*. These works should be completed by the occupation of the 100th dwelling.
- Contribution of £114,184 towards improvements to Pagham Road/B2166 Lower Bognor Road junction or any other works that would mitigate the increased traffic arising from the proposed development. This is referred to within the applicants documents as a 'Contribution to WSCC for sustainable transport measures on the wider highway network'*. This should be paid in full by the occupation on the occupation of the 150th dwelling.
- Contribution of £30,612 towards the upgrading of public rights of way 100, 106 and 104 to enable the creation of an off road cycle route*. This should be paid in full by the occupation on the occupation of the 150th dwelling.
- *These works are identified within the cumulative assessment with proportionate contributions to be taken to the total cost of the mitigation required.

Ian Gledhill

West Sussex County Council – Planning Services