

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	10 February 2022
LOCATION:	Land west of Tye Lane Walberton
SUBJECT:	WA/127/21/OUT Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.
DATE OF SITE VISIT:	24/11/2021
RECOMMENDATION:	More Information
<u>S106</u> CONTRIBUTION TOTAL:	n/a

The application is for upto 131 dwellings at Land West of Tye Lane, Walberton. The site is currently subject to an appeal ref APP/C3810/W/21/3278130 for the construction of 155 dwellings.

At the time of this formal reply an outstanding matter of the developments impact and appropriate mitigation on the A27 Fontwell West Junction is still outstanding.

Pre application discussions on the previous application were undertaken in May 2020. Many of the details submitted below have previously been considered with my responses to the previous application.

Access

Access arrangements as per the previous application with a simple priority junction on Tye Lane being provide. A stage 1 RSA has been undertaken and all issues agreed in the designers response

Tye Lane

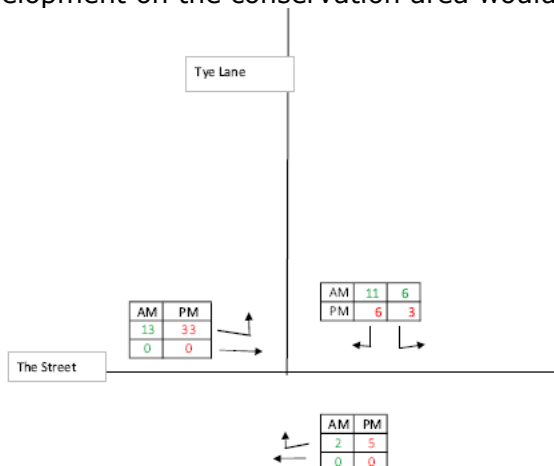
A 1.5m footway is to be provided along the western edge of Tye Lane and will provide connections into the development west of Tye Lane and to the Street. As a result of the footway the carriageway width will predominantly be reduced to 4.8m to 5m. A short section (10m) would require the width to be further reduced to 4.1m (whilst only providing a 1.3m footway). The works have been subject to stage 1 RSA with an agreed designers response and are considered acceptable by WSCC.

The Street

It is noted that WA/63/21 was refused by the LPA due to the impact of vehicle movements on The Street as detailed below:

"1 The implementation of the proposed alternative vehicular access off Tye Lane would result in an increased intensity of traffic movements along The Street in Walberton Village Conservation Area which would have a negative impact on the Conservation Area and its setting resulting from the development proposed"

The development would generate the following trips along The Street. The impact of the development on the conservation area would be for the LPA to assess.



Field Close pedestrian access.

A pedestrian route through Field Close is also to be provided and the TA identifies that that right of access is provided, directional signage is proposed to identify walking routes to the village centre.

Trip Generation

The TA utilises trip rates utilised in the previous application and is acceptable. The development is anticipated to generate 72 AM peak two-way trips and 76 PM peak two-way trips.

Trip Distribution

The trip distribution should be amended to reflect the potential for return trips from the A27 utilising Arundel Road/ West Walberton Lane.

Junction Modelling

Local Highway

Junction Modelling has been provided for a number of junctions on the local highway network and is acceptable as per the conclusions of the previous application.

A27/Tye Lane

The applicant is proposing a contribution to improve the junction (unless the Arundel Bypass scheme progresses). Given the scheme would provide safety benefits it is recommended the LPA and National Highways consider the need for the improvement to be delivered prior to any occupations.

A27/Fontwell West

The applicant is proposing to optimise signal timings and extend the inside lane flare of the A27 Eastern arm by a further 13.5m over that identified by the land East of Tye Lane

identified works (76.5 to 90m). As identified above concerns are still outstanding in relation to the modelling of the junction within the previous app and mitigation proposed. No plan has been provided of the proposed widening and its ability to be delivered within the highway boundary. Once the modelling has been agreed with National Highways then WSCC can review and assess the impact on the WSCC network.

With Arundel Bypass Scenarios

Whilst it is acknowledged that National Highways are currently undertaking further consultation of the bypass proposals which include the closure of Tye Lane to the north of the site. A Development Consent Order has yet to be submitted and as such no review of the with Arundel Bypass scenario has been undertaken.

Parking

Whilst a reserve matter Section 5.2 of the TA incorrectly utilises the WSCC parking standards, the development should utilise Arun standards.

Conclusion

Further Information is requested upon:

- Trip Distribution at A27 Fontwell West; and
- Agreement of model suitability at A27 Fontwell West and mitigation suitability.

Stephen Gee

West Sussex County Council – Planning Services