

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	30 October 2020
LOCATION:	Land East of Tye Lane Walberton BN18 0DN
SUBJECT:	WA/59/20/PL Revision of the approved & partly implemented permission WA/95/18/RES & WA/44/17/OUT to provide for 30 No. additional dwellings including 9 affordable units & amendment to previously approved 81 No. dwellings with associated landscaping, road layout, access & parking. This application may affect the character & appearance of the Walberton Village Conservation Area.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

The application is for an additional 30 dwellings at Land East of Tye Lane which would increase the total development size from 175 to 205.

Access

The access to the site would remain as existing with a simple priority junction onto Yapton Lane.

Development Impact

The previous application ref WA/44/17/OUT Tested the impact of 200 dwellings and provided appropriate mitigation. This application raises the total number of dwellings across the site to 205.

Whilst I do not agree with the parameters utilised in the TRICS assessment the margin of error for 5 dwellings is low and as such no further interrogation is required.

As such the AM peak impact of the application over and above that previously tested is 3 AM peak two-way trips, 3 PM peak two-way trips and 25 Daily two-way trips.

The additional trips would not require modelling or result in a severe impact on the local highway network.

Parking

A total of 224 allocated and 12 garage spaces are proposed for the 111 dwellings within the application and 28 visitor spaces. EV charging will be provided in line with the Arun Parking ST

standards.

Cycle parking is to be provided in line with WSCC standards.

Servicing

Refuse collection will be provided as per the existing consent.

Travel Plan

The travel plan closely resembles the approved one of the consented development and as such is appropriate for approval.

CIL

It is understood that the development is CIL liable.

Conclusion

No objection is raised to the application subject to the following conditions

Car parking space (details approved – for larger sites)

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking (for larger sites)

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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 (approved document)

Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

Reason: To encourage and promote sustainable transport.

Stephen Gee
West Sussex County Council – Planning Services