

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 20th December 2017

FROM: Stephen Gee TO: Arun District Council
FAO: Richard Temple

SUBJECT: WA/73/17/OUT - Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

Land East of Wandleys Lane, and West of West Walberton Lane, Fontwell

DATE OF SITE VISITS: 21st July 2017 and 19th October 2017.

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £

The response has been structured to respond to issues raised within the response to comments dated 28/11/17.

A29/ Wandleys Lane

The applicant has not provided any additional information, however the reasons for the local plan modelling showing a serve impact have been explored further and as such no further information is required.

A27 Arundel Road / Arundel Road / A29 Fontwell Avenue

Additional comments will be provided following revised modelling in line with Highways England's comments of the 18th December 2017.

A27 Arundel Road / A29

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Wandleys Lane upgrade

A designer response has been provided however this has not be signed by the designer in line with WSCC policy.

Public Transport / Sustainable Transport

The developer is willing to support a bus service through appropriate and proportionate contributions. It is proposed by the applicant that the details of this will be discussed during the s106 negotiations. The transport assessment notes that this could either be via a financial contribution to local bus operators, the provision of a separate shuttle service to the station, or coming to an agreement with the developer of the land west of Wandleys Lane.

The additional information should be provided detailing commitments to provide a service to key destinations and frequency. Without the information the accessibility of the site is reliant on unsecure and potentially non self-sustaining initiatives which will be reliant upon developer funding

which could be withdrawn upon five years of first occupation. This is not indicative of a sustainable location and would justify a reason for refusal.

No mention of a public transport service to local schools has been mentioned within the TA or supplementary response. Whilst there are a number of local schools none of these are easily accessible by non-car modes of travel. The cycle isochrones provided within section 4.4.9 of the transport assessment do not take into account the suitability or safety of routes to the schools.

The applicant has indicated that they are willing to provide a proportionate contribution to off-site walking and cycling facilities however have not provided any indication of improvements required to support any development.

As such it has not been satisfactorily demonstrated that the opportunities to maximise sustainable transport have been explored, contrary to paragraph 29 of the National Planning Policy Framework.

Parking

A total of 285 cycle parking spaces will be provided on the basis of 2 spaces per house and 1 per flat and stored in rear gardens or garages. Additional details would be required at a later stage to establish the type of provision in rear gardens and size of garage where also utilised as a car parking space.

Vehicle Tracking

A colour plan has been provided and has confirmed a HGV can serve the site.

Conclusion

An objection to the proposal is raised as insufficient information has not been provided to demonstrate that:

- The proposal would not achieve safe and convenient access by a choice of means of travel nor encourage and enable and increase in environmentally sustainable means of travel such as walking, cycling and public transport and thereby minimise the impact of car journeys.
- Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access and would not therefore give rise to increased hazards to highway users.
- Insufficient information has been provided to assess the impacts of the development on the A27/A29 Fontwell junctions.

Additional information required

- Revised modelling for A27/A29 Fontwell east and west junctions;
- Signed designers response for Wandleys Lane improvement;
- Information concerning proposed public transport provision to the site; and
- Information of sustainable transport potential to school and employment opportunities.

Stephen Gee
Planning Services