

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee, WSCC - Highways Authority
DATE:	11 March 2019
LOCATION:	Land east of, Tye Lane, Walberton, Arundel
SUBJECT:	WA/95/18/RES Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application may affect the character & appearance of the Walberton Village Conservation Area. Amended layout plans received.
DATE OF SITE VISIT:	
RECOMMENDATION:	Objection / More Information / Modification
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Background

The application is for the reserved matters of following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works.

The site is located to north of Walberton village and the approved vehicular access will be taken from Yapton Lane located 45m south of the existing access to Avisford Park golf course.

A Consultation Response matrix has also been provided which provides response to the issues identified in my previous response.

Sustainable Transport

The reserved matter application proposes the following links (as shown in Site Layout SL01 REV C)

- The agreed site access with 2m footways on either side;
- Pedestrian connection to playing fields – The offsite link is currently secured within a S106 payment and payment on occupation of the first dwelling. As the land required is not directly within WSCC or the applicants control (and it cannot be guaranteed the footpath to be provided by the Dandara development as part of application WA/22/15/OUT will be delivered) It is recommended a phasing plan is developed and/or additional links are provided.

- A link to FP333, Avisford Park Road is now to be provided, the link is shown as an informal unsurfaced link. I would request that the internal link is appropriately surfaced to make it useable all year round and by all users.
- Pedestrian access to Tye Lane (see below)

Access to Tye Lane

The revised drawings show the removal of the emergency/pedestrian/cycle link to Tye Lane (towards the sites northern extent) and replacement with a pedestrian link to the southern extent of the sites boundary to Tye Lane.

The provision of the southern link is welcome however further details are requested on the width of the path to be provided and its appropriateness for use by cyclists.

The removal of the emergency access has raised concerns for the WSCC Water and Access Manager who will be providing a separate response on this issue.

Swept Path

Revised swept paths have been provided and are accepted.

Cycle Parking

The WSCC parking demand calculator has been utilised to assess the level of parking

Cycle Parking is to be provided within Garages or dedicated cycle stores, details have been provided to show the provision of cycle stores in the rear gardens of houses without garages

Conclusion

An objection is currently raised as:

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.

Additional information /modifications required to address the issues raised

- Details of the link to Tye Lane
- Appropriate surfacing of the link to Avisford Park Road.
- Details of the phasing plan and timing of connection points.

Stephen Gee
West Sussex County Council – Planning Services