

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	15 March 2019
LOCATION:	10-acre field north of, Grevatts Lane, Yapton, Arundel
SUBJECT:	Y/103/18/PL Single Chapel Crematorium with car parking, landscape works, surface water drainage features & associated highway improvements. This application is a Departure from the Development Plan. More information.
DATE OF SITE VISIT:	15/01/19
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Background

The application is for a single chapel crematorium. Pre application discussions with the applicant and transport consultants took place in November 2018.

The site is located along Grevatts Lane West, north of the A259 Grevatts Lane. At present Grevatts Lane West is currently gated at a point approximately 100m from Bilsham Road and at its junction with the A259. However the highway boundary shows the land as highway land.

Additional information to address concerns raised in my original response are included with the revised transport statement (revision 6) dated 27.02.19.

Safety Audit

A road safety audit has been provided for the site access and junction of Gravatts Lane West and the A259 Grevatts Lane.

The safety audit did not identify any issues with the proposals.

Impact of the proposals on the A259 cycle route

The applicant has revised the proposals since my previous reply to reduce the number of lanes accessing the A259.

The applicant has also provided additional pedestrian and cycle counts along the A259 to identify the existing usage levels on a weekday and weekend.

Measures to restrict vehicle flows along Grevatts Lane West from the site access

The applicant has identified

"The layout of the access to the site will ensure the design discourages any vehicles wishing to turn right from the site access and use of Grevatt's Lane West towards Bilsham Lane. In addition to this it is proposed that lockable bollards would be provided adjacent to the crematorium access on Grevatt's Lane West and also in place of the existing gate on Grevatt's Lane West to the west of the site. These bollards would be implemented as part of a Traffic Regulation Order (TRO). The implementation of these bollards would address the County Council's concerns over the use of Grevatt's Lane West by vehicles existing the site and turning right. It is proposed that this TRO could be secured as part of a Section 106 agreement if the necessary trigger of vehicle movements are exceeded and the TRO is proven to be necessary to reinforce the physical works. The Section 106 will have an undertaking to fund the legal and physical works to secure this should it be proved necessary"

Subject to the measures being secured via S106 the previous concerns raised would be addressed.

Conclusion

No objection is raised to the proposals subject to the following s106 and conditions:

S106

- Contribution of £7,500 towards the implementation of a TRO
- Contribution of £TBC towards physical measures to restrict vehicle movements along Grevatts Lane West (west of the site access) in association with the TRO

Conditions

Hours of Service

It is anticipated that a condition restricting the hours of operation outside the network peak hours will be imposed by the LPA.

- Monitoring regime

Prior to commencement a monitoring regime to assess the impact of vehicle flows along Grevatts Lane West, west of the site accesses will be provided and agreed to the LHA.

Reason: Reason: To accord with the terms of the application and in the interest of the safety of highway users

- Highway works

Before the development hereby permitted is occupied the developer shall enter into an agreement pursuant to Section 278 of the Highways Act 1980 with the County Council to provide for the junction improvements as shown on Drawing 128.0001.0001 REV D. The junction shall then be provided prior to occupation

Reason: Reason: To accord with the terms of the application and in the interest of the safety of highway users

- Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Access Road Amendments and numbered 128.001.007 Rev C.

Reason: In the interests of road safety.

- Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

- Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details 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.

Informatives

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] 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.

Stephen Gee
West Sussex County Council – Planning Services