

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	WSCC - Highway Authority: Tim Townsend
DATE:	2 nd December 2020
LOCATION:	Land South of Ford Lane east of North End Road Yapton Arundel BN18 0DS
SUBJECT:	Y/131/20/DOC Approval of details reserved by condition imposed under ref APP/C3810/W/17/3170059 (Y/80/16/OUT) relating to Condition Nos 7 - means of access/egress onto Ford Lane, 8 - retention & improvement of Public Rights of Way 357, 358, 359 & new cycle & pedestrian routes, 9 - Stage 1 Road Safety Audit, 12 - Travel Plan and 17 - Phase 1 Habitat Survey
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information Required
S106 CONTRIBUTION TOTAL:	n/a

This is the WSCC County Highway Authority (CHA) response to the above planning application for approval of details reserved by condition imposed under ref APP/C3810/W/17/3170059 (Y/80/16/OUT) relating to Condition Nos 7 - means of access/egress onto Ford Lane, 8 - retention & improvement of Public Rights of Way 357, 358, 359 & new cycle & pedestrian routes, 9 - Stage 1 Road Safety Audit, 12 - Travel Plan and 17 - Phase 1 Habitat Survey.

Comments below specifically respond to highway-related conditions 7, 8, 9 and 12. All other matters are those to be considered by the LPA. Should the case officer consider other matters within the proposal require highway input, then he should contact the author as soon as possible.

Highways comments.

- 1. Condition 7 (means of access/egress onto Ford Lane and North End Road)** – Drawing No's. 18-344/200 Revision 'H' (Ford Lane) and 18-344/300 Revision 'D' (North End Road/Ford Lane/Maypole Lane junction) both have Technical Approval from the CHA. Drawing's 18-344/400 Revision 'C' (North End Road) and 18-344/500 Revision 'C' (North End Road adjacent to school) do not have final Technical Approval due to drainage issues with both and on-street parking issues with the latter. However, these technical issues are matters to be resolved through the S278 process. For planning purposes the layouts as currently shown are unlikely to change although works cannot commence until S278 Agreements have been approved.
- 2. Condition 8 (retention and improvement to Public Rights of Way 357, 358 and 359 and new cycle and pedestrian routes)** - At the outline planning application stage, the CHA recommended that as part of any RES/DOC application that PRoW's running through the site be considered to be upgraded to provide for

shared foot and cycle use. From observation of the latest drawings, this has not been shown fully as 357 appears to measure 2.0m (it should measure a minimum of 3.0m wide for shared-use), whereas both 358 and 359 are shown measuring 3.0m wide. Since the outline consent, the County Council has been looking at ways to improve access by non-motorised users across the County. This extends to other non-motorised users too and it has been mentioned that access by other users such as equestrians is of interest in the area. Bridleway status for all these paths would legally permit those on foot, cycle and horse to use the paths, albeit recognising that the paths would need to be upgraded, including connections in-and-out of the site. Any path upgrades to permit access over-and-above Public Footpath status would require appropriate Orders to be approved. WSCC PRoW team will be able to advise further.

With regard to other paths within the site, a recreational area appears to be shown in the south-western corner of the site. This too should be looked at with a view to providing shared-use paths for a choice of users – those on-foot and cycle at the very least although this would not be something the County Council would adopt.

Finally, the cycle connection onto North End Road narrows to 2.0m when it enters the site. This should be shown a 3.0m wide.

3. *Condition 9 (Stage 1 Road Safety Audit and details for Lake Lane/Yapton Lane junction)* – Both the Stage 1 RSA and technical details for the proposed works have been submitted and S278 Technical Approval now given by the CHA.
4. *Condition 12 (Travel Plan)* – Comments as follows:

2.3.6 The A259 Flansham to Climping cycle track was completed in August 2018. Please amend accordingly.

2.3.7 Please delete this paragraph.

Table 5.1.

Please include the following:

- Advice about working from home and information about home delivery services.
- The West Sussex Cycle Journey planner
<http://cyclejourneyplanner.westsussex.gov.uk/>
This can also be accessed via the WSCC website:
<https://www.westsussex.gov.uk/leisure-recreation-and-community/walking-horse-riding-and-cycling-routes/cycle-journey-planner/>
- Cycle training options. Further details and training offered by WSCC is available at www.westsussex.gov.uk/cycletraining
- Public transport incentives for residents (developer to discuss with bus operators). For example, Stagecoach may be able to supply free 'taster' tickets for each resident and discounted Megarider tickets. Contact russel.byrne@stagecoachbus.com for details.

8.2.2 As a minimum we require that, in the event of the 5-year vehicle trip rate reduction target being missed, each household should be offered a second £150 travel voucher.

Conclusion.

Additional information is required in order that the CHA can consider the proposal further. Please re-consult when available.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services