

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	25 November 2021
LOCATION:	Land East of Drove Lane Yapton BN18 0EB
SUBJECT:	Y/156/21/DOC Approval of details reserved by condition imposed under Y/92/17/OUT relating to conditions 4-phasing for construction of dwellings & associated highways & public areas, 9-surface water drainage, 16-Construction Management Plan, 21-Travel Plan, 22-energy conversation, on site energy renewable devices & 25-electric vehicle charging strategy.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

Introduction

West Sussex County Council (WSCC) as Highway Authority have been consulted upon planning application Y/156/21/DOC that seeks approval of various conditions relating to planning application Y/92/17/OUT for 300 dwellings on Land East of Drove Lane, Yapton.

The relevant conditions for the Highway Authority to comment upon are conditions 4-phasing for construction of dwellings & associated highways & public areas, 16-Construction Management Plan, 21-Travel Plan, 25-electric vehicle charging strategy. The Highway Authority comments on each of these conditions are detailed below:

Condition 4 Phasing of construction

The phasing of construction submitted by the applicant is noted and WSCC as Highway Authority has no objections to the proposed phasing.

Condition 16 Construction Management Plan

The applicant has submitted a Construction Management Plan to address the requirement of condition 16. As part of this the applicant has set out the route vehicles shall access the site and confirmed that at peak construction it is anticipated that there shall be between 8 – 12 HGV construction vehicles access the site on a daily basis. As part of the plan the applicant has also provided suitable mitigation measures to reduce the impact construction vehicles shall have on the surrounding highway. Measures include, but are not limited to:

- Provision of wheel washing facility at the site access and a commitment to deploy a road sweeper on the surrounding roads as necessary
- Commitment to try and avoid deliveries in peak hours and at school start and end times
- Commitment to load/un-load from within the site

- Commitment to encourage the use of car sharing and public transport as far as is practical for site operatives

The applicant should note that they have made reference to liaising with Arun County Council in regards any closures of footpaths. They should contact West Sussex County Council in relation to these closures. Further information on the temporary closure of PROW is available here <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/request-a-change-to-a-public-path/temporary-path-closures/>.

WSCC as Highway Authority has no objections to the approval of condition 16.

Condition 21 Travel Plan

WSCC's Travel Plan Co-ordinator has been consulted on the submitted Travel Plan and has the following comments to make on the submitted plan:

- Paragraphs 6.13 - 6.15 and 9.1
We expect to see some sort of travel voucher offering to the initial occupants of the residential units. Vouchers should be worth at least £150 per dwelling and could be exchanged the following:
 - a season ticket for the local bus service
 - a rail season ticket or network card
 - a contribution towards the purchase of a new bicycle and/or equipment
 - Cycle training up to 4 members of the household (further details and course costs are available at www.westsussex.gov.uk/cycletraining)
- Stagecoach and/or other local bus operators may be able to supply free 'taster' tickets for each resident and discounted Megarider tickets. Contact russel.byrne@stagecoachbus.com for details.
- The County Council has commissioned Pindar Creative's Travel Plan Mapping Solution. The service enables developers, employers, and other organisations to purchase site-specific multi-modal travel maps, notice boards, and interactive PDFs. The applicant may wish to consider using this service to produce the local travel information for the resident's welcome packs. Further details can be found on our website: http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/travelwise/supporting_material.aspx
- The West Sussex Cycle Journey planner should be promoted in welcome packs and across the site, as should Traveline South East and National Rail Enquiries etc. The link to our cycle journey planner is <http://cyclejourneyplanner.westsussex.gov.uk/> and it 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/>
- Please promote www.westsussexcarshare.com, which is part of the national Liftshare network, rather than the national network itself. The County Council has produced a leaflet about our car sharing scheme, which is available on our web site and can be downloaded for inclusion in resident welcome packs and on any community web site that might be established. A video which explains how the scheme works is also available. The url is: www.westsussex.gov.uk/carsharing

- National awareness events, such as those listed below, should be promoted by the TPC:
 - Walk to School Week
 - National Bike Week
 - Cycle to Work Day
 - European Mobility Week / Travelwise Week
 - Cycle September
 - National Liftshare Week
 - International Walk to School Month
 - Road Safety Week

The County Council has developed a suite of posters, which can be used to promote sustainable and active modes of travel. The artwork may be used free of charge and can be downloaded from our web site:

http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/travelwise/supporting_material.aspx

- Paragraph 6.17 - The Travel Plan should include provision for enforcement action that would be taken in the event that the 5-year target is not met. Our preference would be for a second round of travel vouchers to be offered to each dwelling, as is that case at all other sites of this size in West Sussex. KCC should read WSCC.

The applicant should make these amendments prior to the Travel Plan being approved and WSCC should be re-consulted on the revised Travel Plan.

Condition 25 Electric Vehicle Charging Strategy

Condition 25 requires details and the level of provision for electric vehicle charging. The Arun Parking Standards SPD in Table 2.2 requires that all new houses with a driveway or garage will be required to provide active EV charging points. All other development will need to provide EV charging points in 20% of parking spaces. Ducting should be provided at all other parking spaces to provide passive provision to enable future upgrade.

The applicant has submitted Site Layout Plan (Drawing Number PLN-3-1101) that shows the number and nature of EV charging provision. The applicant does not appear to be proposing that all homes with a driveway or garage are provided with a EV charging point in accordance with the SPD (eg plots 254, 292 & 293).

Therefore the applicant should clarify the level of provision and confirm whether all homes with a driveway or garage are provided with an EV charging point. It would be useful if, as well as the plan submitted, the applicant could provide a break down of the number of EV charging points provided clearly stating the number and percentage of homes with a driveway or garage provided with an EV charger and the number and percentage of other development with an EV charging point to clearly demonstrate that the proposed provision accords with the SPD.

Summary

West Sussex County Council as Highway Authority have no objections to the approval of conditions 4 and 16 relating to planning permission Y/92/17/OUT. WSCC require further details prior to the discharge of conditions 21 (Travel Plan) & 25 (EV Charging).

Steven Shaw
West Sussex County Council – Planning Services