

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	8 March 2022
LOCATION:	Bonhams Field Main Road Yapton BN18 0DX
SUBJECT:	Y/186/21/PL Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application is in CIL Zone 2 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	s106 or UU for £1,500 travel plan statement fee

The proposal to increase the number of dwellings at Bonhams Field from 56 to 72 dwellings has been considered by WSCC as the County Highway Authority (CHA).

Access

The site has planning permission under planning application ref: Y/1/17/OUT to provide 56 dwellings, with a new access onto the B2233 Main Road. This access has been approved and provides a 6m width, with 2m footways either side and kerb radii of 8m.

The proposed changes will see a net increase in trips and a change to the internal road layout. WSCC has considered these changes and makes the following comments.

Trip Generation

Trip rates from the original application have been used to calculate the increase in trips expected from an additional 16 dwellings. During the AM/PM peak hours the additional 16 dwellings could create an additional 12 trips in the morning and 13 trips in the evening.

When applying this to the whole site (72 dwellings) this would create 53 trips in the AM peak, and 44 trips in the PM peak. This equates to around 1 vehicle every 2-3 minutes, going in or out in both the AM and PM peak.

This is not considered to create a material capacity impact on the surrounding highway network.

Car Parking, Cycle Storage and EVC mix

The increase in dwellings will require a re-calculation of the car parking and number of EVC charging points.

Arun District Council, Car Parking SPD, has been consulted.

An additional 32 dwellings in Parking behaviour zone 1, will require the following parking spaces: -

2 x 1 bed = 4 spaces
13 x 2 bed = 26 spaces
16 x 3 bed = 32 spaces
1 x 4 bed = 3 spaces

Total = 65 spaces

The development will provide 68 spaces which include 3 additional visitor parking spaces.

All houses with driveways will be required to provide EVC points, and any houses without driveways will be required to provide 30% with charging facilities. WSCC also require all developments to be ready and able to connect to the grid later or when demand is required.

Bicycle storage will be provided for each

Internal layout

The proposed 'Site Layout Plan 3 A' shows the revised layout. The site continues to provide a main access spine road, with three secondary off-shoot roads.

Changes have been made to the turning head at the end of the first off-shoot road. This has been created so it abuts the redline boundary. Refuse vehicle tracking and layout review (104367-TR-SK001 Rev F) show a refuse vehicle can use this turning head safely.

Details of materials, and street furniture specs are not approved at this stage and will be checked at detail design stage forming part of any s38 agreement. It is not clear what surface materials will be used but generally contrasting materials would be used between roads and footways.

It is noticed the layout of the footway where it links to the private farm track may need to be widened and re-designed to connect with the turning head. The link entrance does not seem very wide and may need re-designing in this area to avoid walking/cycling over the footpath of plot 225.

The turning head also has a footpath which does not link into anything. This could be used for the planting of more trees or vegetation to soften the area and introduce some urban greening to the site.

Footpath/Cycle path Link

A condition of the recently approved Stakers Farm (Y/44/17/OUT & Y/72/20/RES) development to the north of this site, and Bonhams Field reserved matters approval (Y/63/17/RES) for 56 dwellings has highlighted an area of land to be safeguarded for a future footpath link with this development.

WSCC would ask the applicant to provide an updated plan showing the location of the 'safeguarded area' in relation to the new turning head layout.

The benefits of this link are three-fold as it will provide a safe route to the primary school; from both developments, and for the larger housing developments south of Yapton Road. Additionally, it provides better connectivity to future cycle link projects such as the Yapton to Barnham cycle route.

WSCC would like to see this footpath/cycle link created between the Stakers Farm and Bonhams Field site which will be connected by a private farm track. Further investigations will be required to secure this for future use and for this to remain open for use by the public in perpetuity.

WSCC PROW are aware of this and provide separate comments in relation to this link, and what they would require.

Construction Management Plan

A construction management plan will be required, and should be submitted to the LPA for approval, to include but not be limited to the details set out in the condition attached.

Travel Plan Statement

The development meets the criteria for a Travel Plan Statement as it provides between 50 to 80 units of C3 use class. Once submitted this may require collaboration with the WSCC Senior Local Transport Improvements Officer and will be reviewed with separate comments sent to the applicant for action.

WSCC are now requesting a Travel Plan Auditing Fee to cover the resource costs of assessing and auditing Travel Plans through the planning process, and as part of the 5-year monitoring period. Therefore, WSCC as the Highway Authority would look to secure a contribution of £1,500 through a S106 contribution, or unilateral undertaking, whichever is more appropriate.

Alison Meeus
Transport Planner
WSCC County Highways

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.

EVC Parking Spaces

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies

Travel Plan Statement (to be approved)

No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works

commenced prior to the S38 agreement being in place are undertaken at their own risk.