

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 23rd August 2017

**FROM: Dominic Smith TO: Arun District Council
FAO: Andrew Wood**

SUBJECT: Y/5/17/OUT

Outline application for 51no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.

Cinders Nursery & Land R/O, Cinders Lane, Yapton, West Sussex, BN18 0JJ

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has been re-consulted on the proposed development at Cinders Nursery, Yapton. Additional information has been provided in response to the LHA comments dated 22nd March 2017 in the form of a Road Safety Audit and Designer Response.

Access

One problem has been raised by the Auditor relating to the presence of parked vehicles in the visibility splay. As established in Manual for Streets 2 (10.7.1), parking in visibility splays is common and does not appear to create significant problems in practice. The Designer has accepted the problem identified by the Auditor and, whilst the Designers Response indicates that the recommended remedial measure is not accepted, proposes to use all reasonable endeavours to promote a Traffic Regulation Order (TRO) restricting parking in the vicinity of the access. The Applicant will be required to fund the promotion and advertisement of the TRO and this should be secured via Section 106 Agreement – the current cost is £7,000.

Sustainable Access

As promoted through both the Arun Local Plan and the National Planning Policy Framework, the uptake of sustainable modes of transport should be promoted to offset the impact of development traffic. As no off-site infrastructure improvement is promoted through the planning application, consideration should be given to securing a financial contribution towards the delivery of identified infrastructure improvements.

In the absence of a CIL Charging Schedule, It is recommended that the value of the contribution is calculated using the WSCC Total Access Demand Calculator, which has been tested at appeal and found to be compliant with CIL Regulation 122 in respect of being “proportional and in keeping with the scale of development”. Utilising this methodology based on the housing mix submitted as part of the application derives a contribution of £98,880. Should the Local Planning Authority consider it appropriate to seek this contribution, it is recommended it is secured via Section 106 Agreement, to be spent towards the following.

- B2132 Bilsham Road –footpath to be installed on east side of Bilsham Road from Tudor Close, past Taylors Close to Grevatts Lane West to link up with a pathway from there up to Comet Corner

No objection is raised to the proposed development, subject to the following conditions:

Access

No part of the development shall be first occupied until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

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.

Travel Plan Statement

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 or Extension of Waiting Restrictions

No development shall be commenced until such time as a Traffic Regulation Order or revision to an existing order, promoting the provision of no waiting restrictions adjacent to the access has been submitted to, and subsequently promoted by, the Local Highway Authority.

Reason: In the interests of road safety.

Dominic Smith
Planning Services