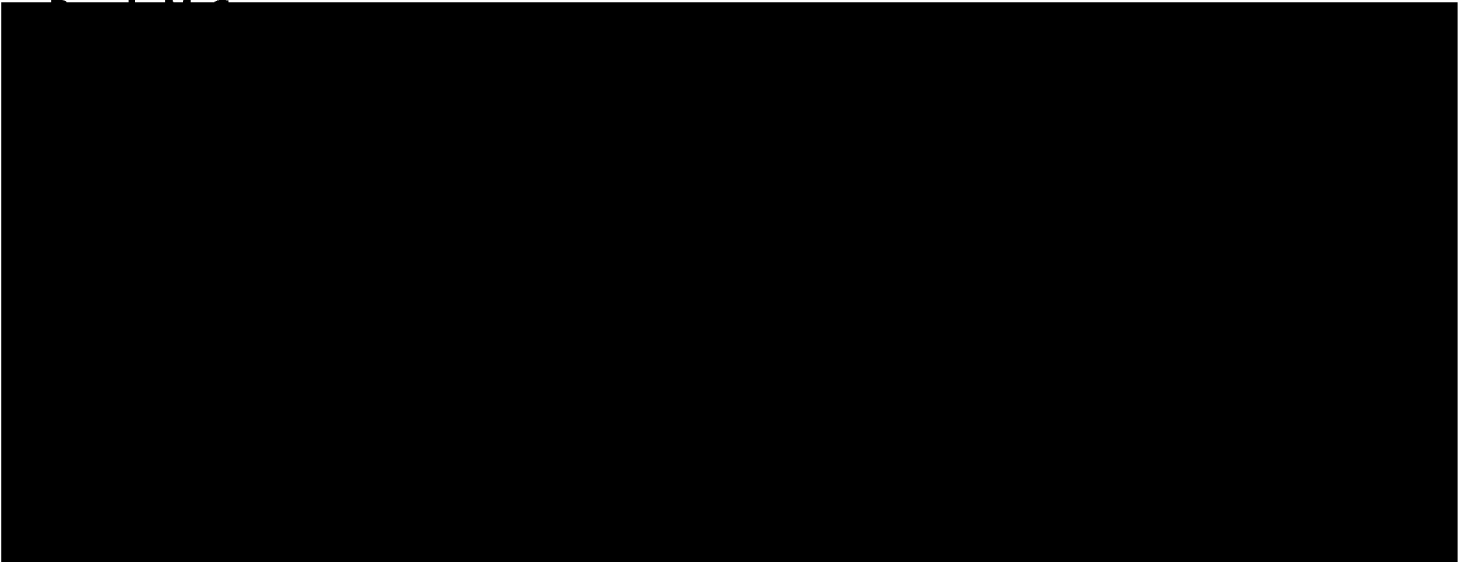




From: Steven Shaw [REDACTED]
Sent: 17 December 2018 11:14
To: David Easton
Cc: Planning
Subject: **Warning Active Content** Y-92-17-OUT & Y-91-17-OUT Final Highway Authority comments

David,

Further to my earlier email please find attached final highway authority comments on the above applications.

I wasn't sure if you wanted to include the site access and wider highway improvements to be delivered via a S278 agreement within the S106 or via condition. The comments refer to the need to condition these works. Through the S106 drafting and the WSCC legal team I have asked that the applicant provide a plan of these highway works to Main Road and Bilsham Road so that the condition can make specific reference to these drawings.

If you have any questions then please do ask.

Regards

Steven Shaw BA (Hons) MSc MCIHT

County Highways (Development Management) Team Manager

Economy, Planning, and Place Directorate

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH



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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC
DATE:	17/12/2018
LOCATION:	Land at, Bilsham Road, Yapton, Arundel
SUBJECT:	Y/91/17/OUT Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	See below for breakdown.

Introduction

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has previously provided comment on the proposed development of up to 250 dwellings on land at Bilsham Road, Yapton.

Access and Highway Works

The LHA have no objections to the proposed site access arrangements from Bilsham Road. Works on the highway would be subject to a S278 Agreement. The proposed site access arrangements and wider highway works to be delivered as part of the S278 should be secured via condition.

Mitigation

The applicant has proposed an overall mitigation package of the following:

- £746,625 contribution towards strategic infrastructure. This shall include contributions towards highway improvements as identified through the Systra Transport Study to support the Arun Local Plan. These improvements include the Oystercatcher junction, Comet Corner, link improvements on the A259 and public realm improvements at Barnham. £450,000 of this shall be ringfenced for the use at the Oystercatcher junction.
- £46,250 contribution towards a pedestrian/cycle route between Yapton and Barnham.
- Local improvements including the extension of footway on Bilsham Road and the new site access which are to be delivered via Section 278 agreement as part of the site access works to Bilsham Road.

The overall mitigation package is therefore considered acceptable and the development site is considered to provide an appropriate level of contribution to the overall infrastructure package as identified within the Arun Local Plan.

Recommendation

No objection is raised to the proposed development, subject to the following conditions/obligations.

Conditions

1) 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.

2) Travel Plan (to be approved)

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan 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.

3) 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 XXX and numbered XXX.

Reason: In the interests of road safety.

S106 Obligations

- £746,625 contribution towards improvements at Comet Corner, Oystercatcher, link improvements on the A259 and Barnham public realm improvements. £450,000 of this figure shall be ringfenced for improvements at the Oystercatcher.
- £46,250 contribution towards a pedestrian/cycle link between Yapton and Barnham.

Informatives

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

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.

Steven Shaw
West Sussex County Council – Planning Services

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC
DATE:	17/12/2018
LOCATION:	Land east of Drove Lane Yapton BN18 0EB
SUBJECT:	Y/92/17/OUT Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	See below for breakdown.

Introduction

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has previously provided comment on the proposed development of up to 300 dwellings on land east of Drove Lane, Yapton.

Access and Highway Works

The LHA have no objections to the proposed site access arrangements from Main Road. Works on the highway would be subject to a S278 Agreement. The proposed site access arrangements and wider highway works to be delivered as part of the S278.

Mitigation

The applicant has proposed an overall mitigation package of the following:

- £895,952 contribution towards strategic infrastructure. This shall include contributions towards highway improvements as identified through the Systra Transport Study to support the Arun Local Plan. These improvements include the Oystercatcher junction, Comet Corner, link improvements on the A259 and public realm improvements at Barnham. £550,000 of this shall be ringfenced for the use at the Oystercatcher junction.
- £40,500 contribution towards a pedestrian/cycle route between Yapton and Barnham.
- Agreement to enter into a Section 25 agreement under the Highways Act 1980 to set aside and protect the alignment of all four potential route options of the pedestrian/cycle route which crosses land within Landlink's control.
- Local improvements including pedestrian crossing facilities in Yapton and the new site access which are to be delivered via Section 278 agreement as part of the site access works to Main Road.

The overall mitigation package is therefore considered acceptable and the development site is considered to provide an appropriate level of contribution to the overall infrastructure package as identified within the Arun Local Plan.

Recommendation

No objection is raised to the proposed development, subject to the following conditions/obligations.

Conditions

1) 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.

2) Travel Plan (to be approved)

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan 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.

3) 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 XXX and numbered XXX.

Reason: In the interests of road safety.

S106 Obligations

- £895,952 contribution towards improvements at Comet Corner, Oystercatcher, link improvements on the A259 and Barnham public realm improvements. £550,000 of this figure shall be ringfenced for improvements at the Oystercatcher.
- £40,500 contribution towards a pedestrian/cycle link between Yapton and Barnham.

Informatives

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

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 (01243 642105) 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.

Steven Shaw
West Sussex County Council – Planning Services