

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSCC - Highways Authority
DATE:	19 December 2019
LOCATION:	Berkeley Homes Development Site Worthing Road Southwater RH13 9BT
SUBJECT:	DC/19/2464 Erection of 80 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

Background and History

Outline planning permission has been granted for a residential-led development of up to 540 dwellings on land to the west of Worthing Road, Southwater in 2014 under DC/14/0590. Phase 5 lies within the boundary of the Outline planning application consented on 25th June 2015 (ref DC/14/0590) for residential development of up to 594 dwellings. Reserved Matters planning consent has been granted on phases 1-4, with 514 dwellings in total. The Proposed Development seeks approval for the remaining 80 dwellings.

Proposals

This planning application has been submitted for Phase 5 of the development, which is located west of Phase 4, towards the south western side of the wider site. This phase will comprise 80 units accessed from two T-junctions on Kensett Avenue. The application is supported by way of a Transport Statement (TS).

Access and Visibility

Vehicular access to Phase 5 is to be from two simple T-junctions on Kensett Avenue. Kensett Avenue is subject to a 30mph speed limit. Visibility splays of 2.4m x 43m appropriate for the 30mph speed limit can be provided at both junctions on exit from the site onto Kensett Avenue. This would accord with Manual for Streets (MfS) parameters for a 30 mph road.

The access arrangements on Kensett Avenue and the main spine roads within Phase 5 will be delivered via a Section 38 Agreement between Berkeley Homes (Southern) and the LHA. A detailed scheme showing the highway works will be submitted to the LHA for detailed technical approval, following planning consent subject to detailed technical approval under the S38 process.

On the basis of the information within the TS, the LHA are satisfied with the access strategy of the proposals.

Parking and Internal Layout

The internal layout is to be designed to adoptable standards, being designed in accordance with the LHA's Local Design Guide. The internal layout will have a leading road with 5.5 metre dimensions and secondary roads will be 4.8 metres. The internal layout will have a design speed of 20 mph with suitable visibility splays in line with MfS parameters. The applicant has provided a swept path diagram which demonstrates larger vehicles can safely turn within the site.

Car parking provision overall will comply with the latest LHA parking standards adopted in August 2019, and is expected to meet the operational needs of the development phase. The 80 units proposed would require 230 car parking spaces to comply with the Council's guidance. A total of 272 allocated spaces are proposed, which exceeds the latest parking standards.

Capacity

Capacity aspects have been previously agreed with the LHA in 2014 with Trip Rate Information Computer System (TRICS) data. Testing also took into consideration background national traffic growth forecasts based on TEMPRO outputs. The LHA would not have any capacity concerns with this final phase of the application.

Travel Plan and Accessibility

A Travel Plan (TP) will be provided and can be secured via a condition. A Travel Information Pack will be provided to all residents upon occupation of the site, which will contain information about walking / cycling routes, local bus and rail services, as well as ways residents can reduce single occupancy car travel and contact details of the Travel Coordinator.

A footway / cycleway from Kensett Avenue leads north-westwards through the Phase 5 site and continues as a public right-of-way approximately 50m beyond the site as far as Shaws Lane. There are two further pedestrian links between the site and Shaws Lane. In the opposite direction, an uncontrolled crossing will be provided on Kensett Avenue to allow pedestrians on the footway / cycleway to continue eastwards through Phase 4.

Conclusion

The LHA would not raise an objection to Phase 5 of the development based on the outstanding history at the site.

Jamie Brown

West Sussex County Council – Planning Services