

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC - Highways Authority
DATE:	5 September 2023
LOCATION:	Land To The West of Ashington C of E School Park Lane Ashington West Sussex
SUBJECT:	DC/23/0406 Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure. (Amended description).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the above proposals for highway safety, capacity and accessibility considerations at the above site.

The site currently accommodates agricultural fields and woodland. The proposals seek planning permission for the construction of 180 dwellings on the site, along with a sports pavilion, a multi use game areas, an open space grass sports pitch and a public open space which includes allotments. The proposals include a mix of flats and houses, which will be both private and affordable. Access to the site will be achieved via an existing access road onto Church Close. Church Close has a speed limit of 30 mph in the vicinity of the access point.

The proposals are supported by way of a Transport Assessment (TA) which has been submitted with the proposals. This includes a Stage 1 Road Safety Audit (RSA), Capacity Testing and a Travel Plan (TP).

It is acknowledged that the LHA provided pre-application advice in relation to an two pre-applications at the site for 150 units in July 2021 and 180 units in May 2022. Reference is made within the applicant's supporting Transport Assessment (TA) of the discussions with the LHA in 2021 and 2022 respectively. Some additional comments were made by the LHA in December 2022 on specific areas such as parking and the capacity assessments being proposed within the final TA. Much of the sites access strategy and net capacity impact on the network was discussed during these meetings.

Finally, it should be noted that the site is included in the Ashington Neighbourhood Plan 2019-2031, March 2021 along with the Chanctonbury Nursery (approximately 75 dwellings) site.

Formal comments were submitted in April 2023 and at this time the LHA in principle accepted the information provided within the TA. There was the request however for 2 of the points raised within the RSA to be re-visited by the Auditor. Since this time this has

been undertaken and this response provides some further comments on this point.

Comments

In our response to the Local Planning Authority (LPA) on the 27th April 2023 we advised that Problems 2.4 and 2.5 of the Stage 1 Road Safety Audit (RSA) should be re-visited by the Auditor. We have now received clarification from the Safety Auditor that these have been addressed within the Designers Response. All other comments are documented in our response from 27th April 2023 and no other issues remain from the LHA's perspective. On that basis the LHA would advise No Objections to the proposals subject to the following Conditions:

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 'Proposed Access Arrangement and Visibility Splays' and numbered 2109010-02 rev E.

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),
- the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530),
- Access arrangements from the public highway, including temporary accesses and alterations to existing accesses.
- 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 (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.

INFORMATIVE

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.

Jamie Brown
West Sussex County Council – Planning Services