



TRANSPORT STATEMENT
Land West of Worthing Road, Southwater -
Phase 5

Engineering, Design and
Surveying Consultants

from inception to completion

Prepared for: Berkeley Homes (Southern)
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1	8 Nov 19	Issued for Submission	P Whitehead	T Foxall
2	11 Nov 19	Typo error corrected	P Whitehead	T Foxall
3	15 Nov 19	Updated to Reflect Client Comments	P Whitehead	T Foxall
4	20 Nov 19	Updated to Reflect Further Client Comments	P Whitehead	T Foxall

Glanville

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1.0 Introduction

- 1.1 This Transport Statement has been prepared by Glanville Consultants on behalf of Berkeley Homes (Southern). It has been prepared to accompany a full planning application for Phase 5 of residential development at Land West of Worthing Road, Southwater, comprising 80 dwellings.
- 1.2 Outline planning permission was granted by Horsham District Council (reference DC/14/0590) for a residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works. All matters were reserved for determination at a later date, with the exception of access.
- 1.3 A full planning application has been submitted to Horsham District Council 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 the spine road through Phase 4, provisionally named Kensett Avenue.
- 1.4 This report describes the proposed development, access arrangements, internal site layout, parking provision and servicing arrangements for Phase 5.

2.0 Development Proposals

- 2.1 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.
- 2.2 A full planning application has been submitted to Horsham District Council 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.
- 2.3 A location plan is included at Appendix A which shows the wider site edged red and Phase 5 shaded yellow. The proposed site layout for Phase 5 is included at Appendix B.
- 2.4 Phase 5 will comprise a mix of 2-, 3-, 4- and 5-bedroom houses. The proposed unit mix is as follows:
- 8 no. 2-bedroom houses
 - 2 no. 3-bedroom houses
 - 59 no. 4-bedroom houses
 - 11 no. 5-bedroom houses

3.0 Access Arrangements

- 3.1 Vehicular access to Phase 5 is to be from two simple T-junctions on Kensett Avenue.
- 3.2 Kensett Avenue is subject to a 30mph speed limit.
- 3.3 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.
- 3.4 The new access loop road leading into the site from Kensett Avenue will be 5.5m wide and have 2m wide footways on both sides.
- 3.5 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.
- 3.6 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 highway authority (West Sussex County Council). A detailed scheme showing the highway works will be submitted to West Sussex County Council for detailed technical approval, following planning consent subject to detailed technical approval.

4.0 Internal Site Layout

Road Layout

- 4.1 A plan showing the proposed geometry of the internal road layout is included at Appendix C.
- 4.2 The internal road layout has been designed in accordance with the principles of the “*West Sussex County Council Local Design Guide – Supplementary Guidance for Residential Development Proposals*”, published by West Sussex County Council and dated 9 March 2010 (Version 1.1).
- 4.3 The primary access loop road leading westwards into the site from Kensett Avenue will have a 5.5m wide carriageways with a 2m footway / cycleway on each side.
- 4.4 Secondary roads will be 4.8m typically and therefore still enable the free-flow of two-way traffic, but widened locally up to 6.8m if required either to provide manoeuvring space for perpendicular parking bays located adjacent to the road or to accommodate large vehicle swept paths on bends.
- 4.5 The internal road network has a design speed of 20mph. As such, minimum forward visibility and ‘y’ distances for visibility splays at junctions will be 25m. In most cases 33m is achieved.
- 4.6 The roads will be illuminated to an adequate level of lighting coverage in accordance with WSCC standards.
- 4.7 The estate roads retained in private ownership will be maintained by a Management Company.

Parking Provision

- 4.8 Parking provision will comply with guidance contained in “*West Sussex County Council Guidance on Parking at New Developments August 2019*”.
- 4.9 The site is located within accessibility Zone 2. As such, based on parking demand, 2 car parking spaces is proposed for each 2-bed unit, 2 spaces per 3-bed unit and 3 spaces per 4-bed or larger unit.
- 4.10 The 80 units proposed would require 230 car parking spaces to comply with the WSCC’s guidance. A total of 272 allocated spaces are proposed, which is above that recommended by the relevant guidance.
- 4.11 In addition, a total of 12 visitor car parking spaces are to be provided across Phase 5 in lay-bys parallel with the carriageway, as shown on the proposed site layout at Appendix B. The parking provision proposed (allocated and for visitors) is expected to meet the operational needs of the development phase.
- 4.12 Car parking spaces will generally be 2.4m x 4.8m. Parking spaces provided in lay-bys parallel with the carriageway will be 2.4m x 6m to permit access from the side.
- 4.13 Most units in Phase 5 will have a garage. The minimum internal dimensions will be 3m x 6m. Driveways leading to garages will be at least 6m long to allow for parking in front of the garage, clear of the carriageway.

-
- 4.14 Each garage will be equipped with cabling for an electric vehicle (EV) charging point. Two communal charging points will be provided in Phase 5, next to visitor parking spaces.
 - 4.15 Cycling parking will be provided in accordance with local standards. Thus, two cycle parking spaces will be provided for each house, located either within the garage (if provided) or a shed.

Servicing Arrangements

- 4.16 The layout has been designed to provide access for refuse collection and emergency vehicles.
- 4.17 Waste containers awaiting collection can be positioned such that the distance householders are required to carry refuse does not usually exceed 30m and that refuse collection vehicles can park within 25m. Turning facilities are provided to eliminate the need for refuse vehicles having to reverse more than 12m.
- 4.18 In accordance with Building Regulations, vehicle access for a pump appliance will be provided to within 45m of all points within each dwelling and turning facilities will be provided in any dead end access route that is more than 20m long so as to prevent the vehicle from reversing more than 20m.
- 4.19 A comprehensive vehicle tracking exercise has been undertaken to demonstrate the adequacy of the internal access arrangements. The resulting swept path drawings for a large refuse collection vehicle of the size used by Horsham District Council are provided at Appendix D. Swept path drawings for a fire appliance are provided at Appendix E.

5.0 Travel Plan

- 5.1 A Travel Plan has been undertaken by SMA Consulting, pertaining to matters of promotion of sustainable living, reduction of single occupancy car use and public transport facilities.
- 5.2 The Travel Plan will act as a 'living document' and will contain a number of Objectives to improve sustainable travel to and from the site. These Objectives will be assessed against Targets to achieve within specified timescales. Measures and Initiatives will then be put into place to meet these Targets. The Travel Plan will be act as an ongoing document which will be put in place before first occupation and run until a set time after full occupation.
- 5.3 The Travel Plan will provide details of the Travel Co-ordinator, who will oversee day-to-day implementation of the Travel Plan, monitoring its Targets and putting Measures into place in order to achieve these Targets, whilst liaising with residents and West Sussex County Council.
- 5.4 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 Co-ordinator.

6.0 Summary

- 6.1 This report has been prepared to accompany a full planning application for residential development in Southwater, West Sussex. The key points are summarised below.
- 6.2 Outline permission has been granted for a residential development of up to 540 dwellings on land west of Worthing Road with all matters reserved except access.
- 6.3 A full planning application has been submitted to Horsham District Council for Phase 5 of the development, which is located towards the western end of the wider site. This phase will comprise 80 units accessed from Kensett Avenue. The proposed unit mix is as follows:
- 8 no. 2-bedroom houses
 - 2 no. 3-bedroom houses
 - 59 no. 4-bedroom houses
 - 11 no. 5-bedroom houses
- 6.4 The internal road layout has been designed in accordance with the principles of the “*West Sussex County Council Local Design Guide – Supplementary Guidance for Residential Development Proposals*”, published by West Sussex County Council and dated 9 March 2010 (Version 1.1).
- All internal roads will be illuminated to an appropriate standard.
 - The estate roads retained in private ownership will be maintained by a Management Company.
 - Car parking provision overall will comply with guidance contained in “*West Sussex County Council Guidance on Parking at New Developments 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 is above that recommended by the relevant guidance.
 - In addition, a total of 12 visitor car parking spaces are to be provided across Phase 5.
 - Each garage will be equipped with cabling for a trickle charging point for electric vehicles.
 - Cycling parking will be provided in accordance with local standards. Two cycle parking spaces will be provided for each house, located either within a garage (if provided) or a shed.
 - The layout has been designed to provide access for refuse collection vehicles and bin collection locations will comply with the maximum drag and carry distances.
 - Vehicle access for a pump appliance will be provided to within 45m of all points within each dwelling and turning facilities will be provided to prevent the vehicle from reversing more than 20m.

Appendices

Appendix A
Location Plan



Approved Phasing Plan

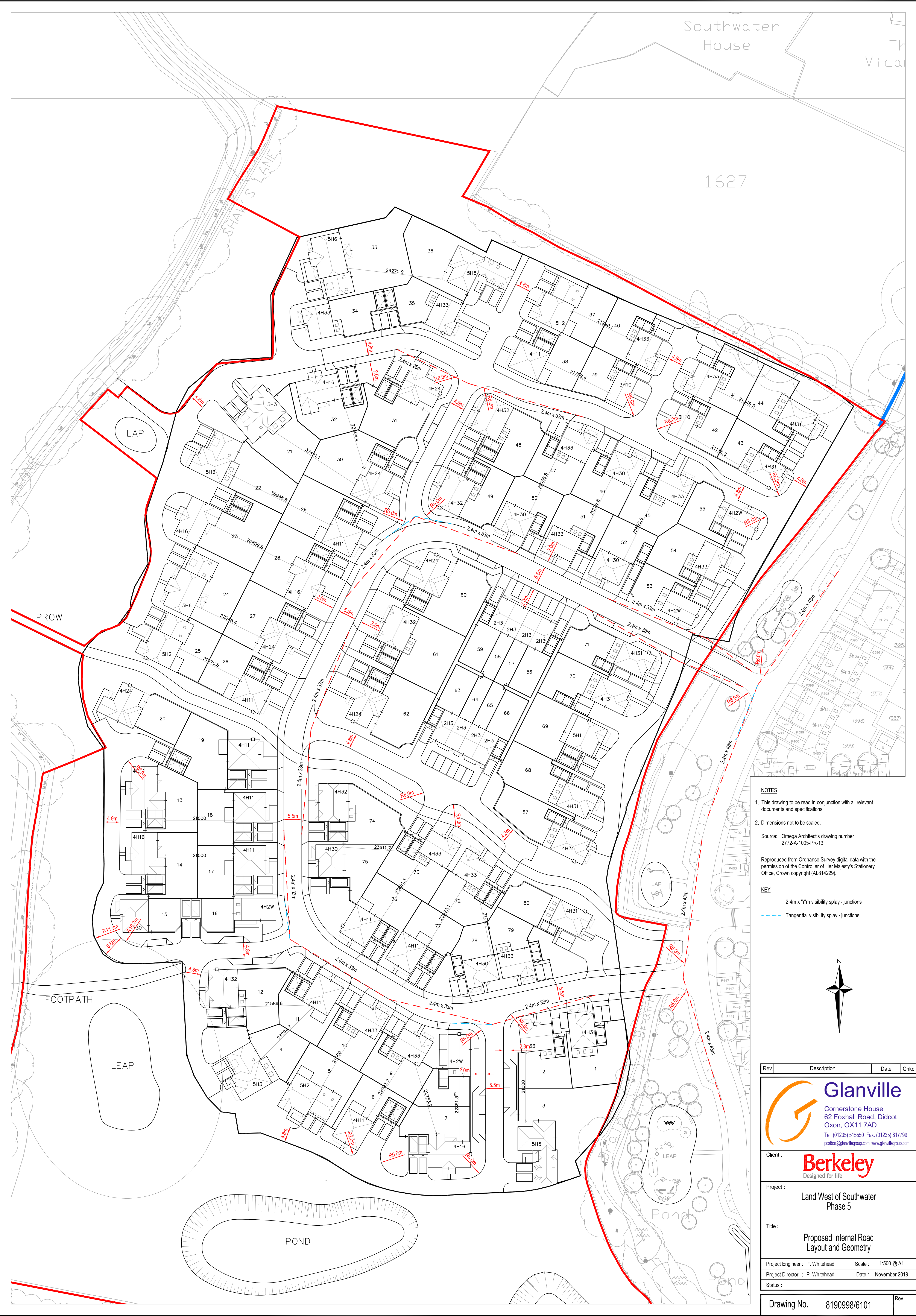
Appendix B

Phase 5 Development Proposals



Appendix C

Phase 5 Proposed Internal Road Layout & Geometry



NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.

Source: Omega Architect's drawing number 2772-A-1005-PR-13

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KEY

- - - 2.4m x 7m visibility splay - junctions
- - - Tangential visibility splay - junctions



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Client :		Berkeley Designed for life	
Project :		Land West of Southwater Phase 5	
Title :		Proposed Internal Road Layout and Geometry	
Project Engineer : P. Whitehead		Scale : 1:500 @ A1	
Project Director : P. Whitehead		Date : November 2019	
Status :			
Drawing No. 8190998/6101			Rev

Appendix D

Swept Path Drawings – Refuse Collection

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: Omega Architect's drawing number 2772-A-1005-PR-13

KEY



Horsham District Council refuse lorry (8.8m x 2.5m) - forward gear

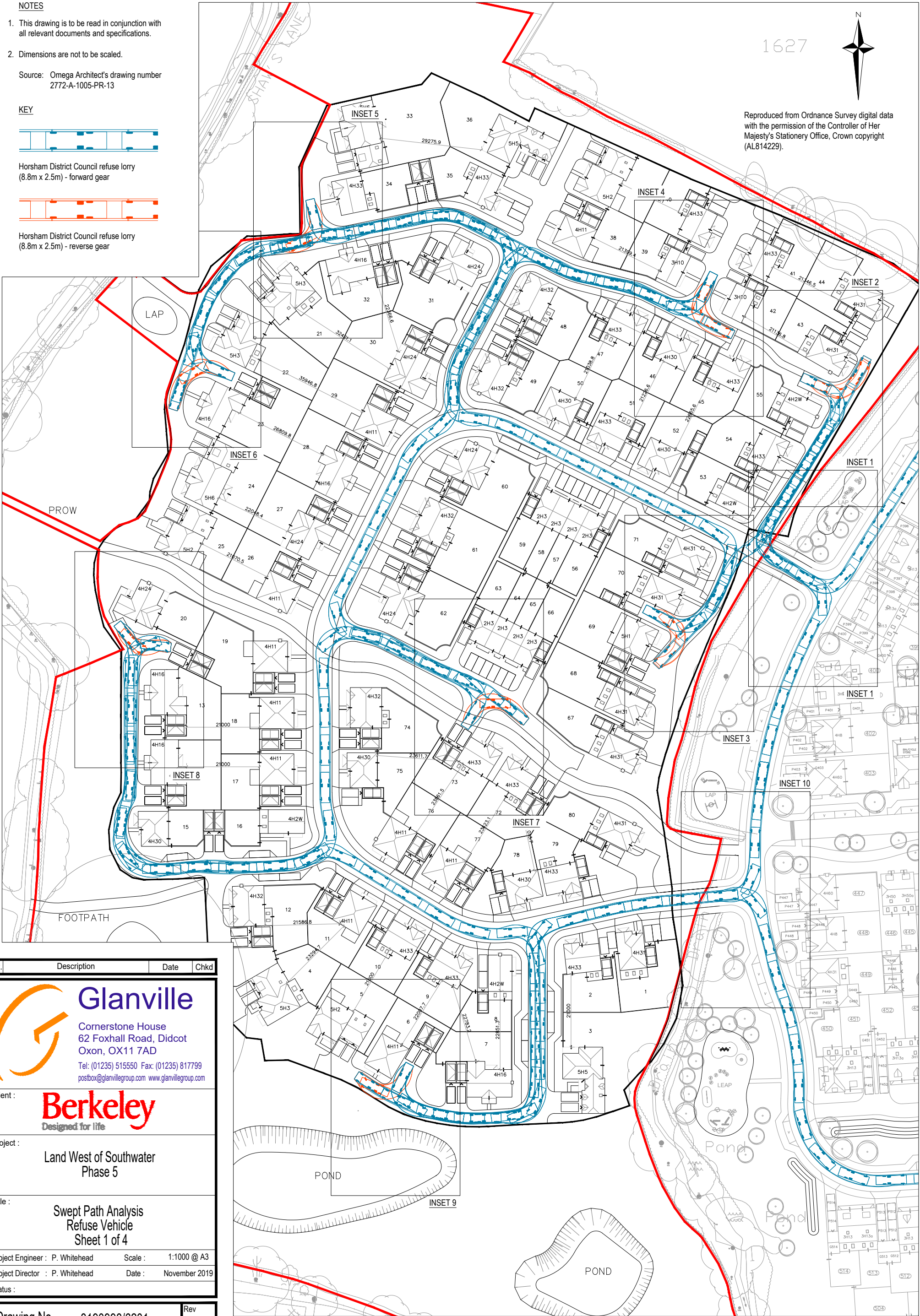


Horsham District Council refuse lorry (8.8m x 2.5m) - reverse gear

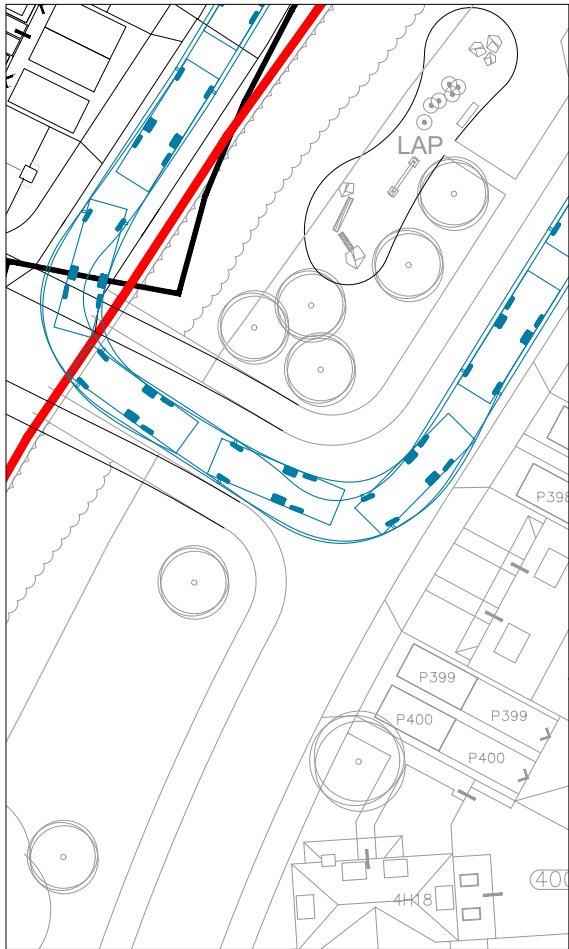
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Title : Swept Path Analysis Refuse Vehicle Sheet 1 of 4			
Project Engineer : P. Whitehead		Scale : 1:1000 @ A3	
Project Director : P. Whitehead		Date : November 2019	
Status :			
Drawing No. 8190998/6201		Rev	



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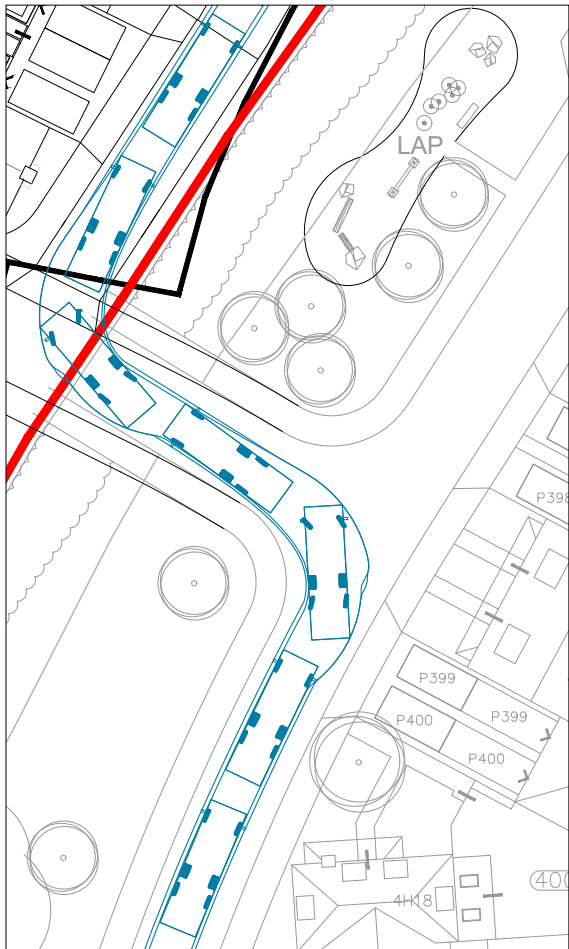
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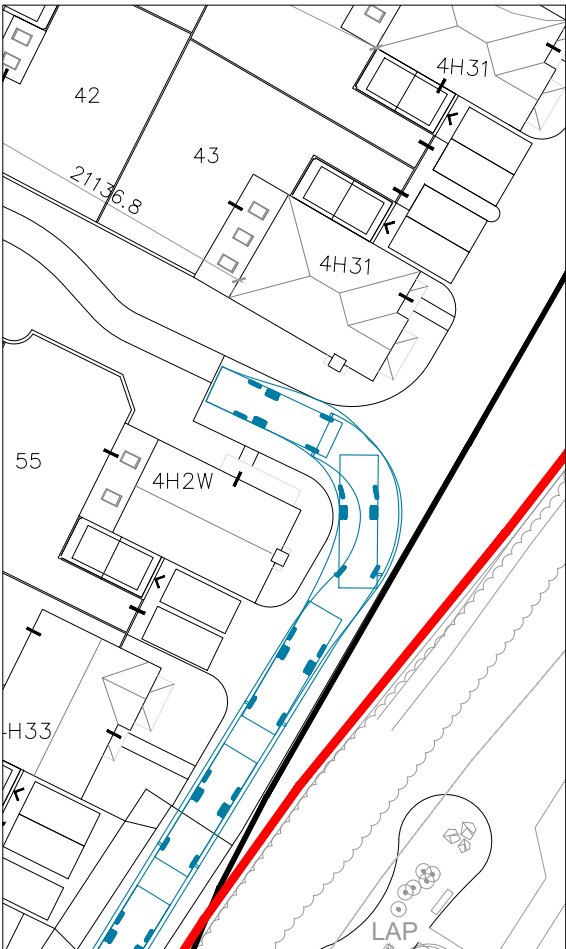
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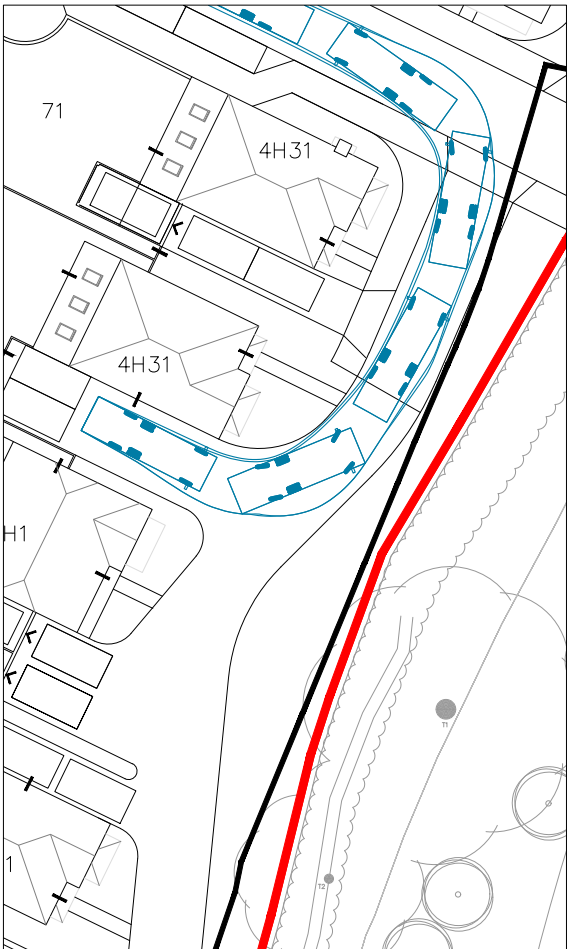
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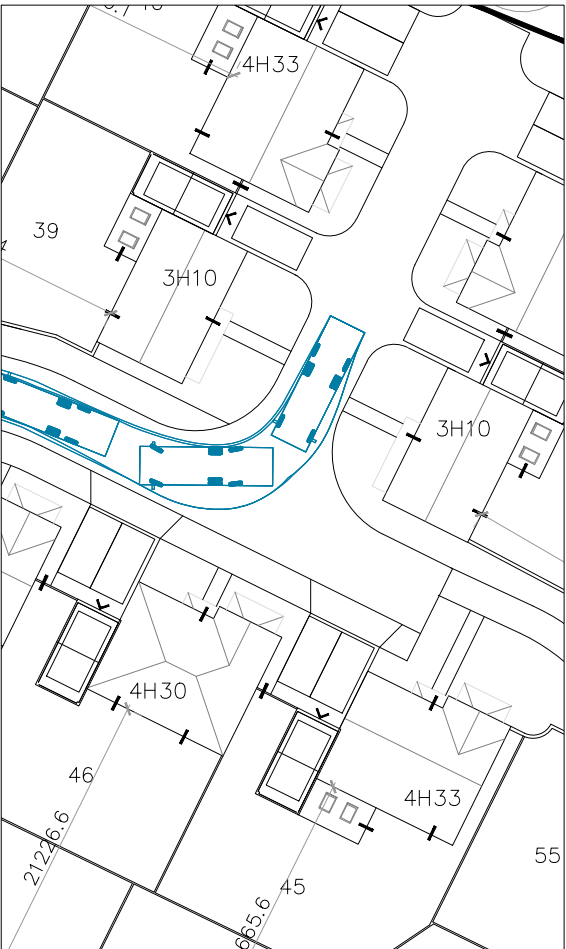
INSET 1 ENTRY FROM SOUTH



INSET 2 - EXIT



INSET 3 - EXIT



INSET 4 - EXIT

- NOTES**
1. This drawing is to be read in conjunction with all relevant documents and specifications.
 2. Dimensions are not to be scaled.
- Source: Omega Architect's drawing number 2772-A-1005-PR-13

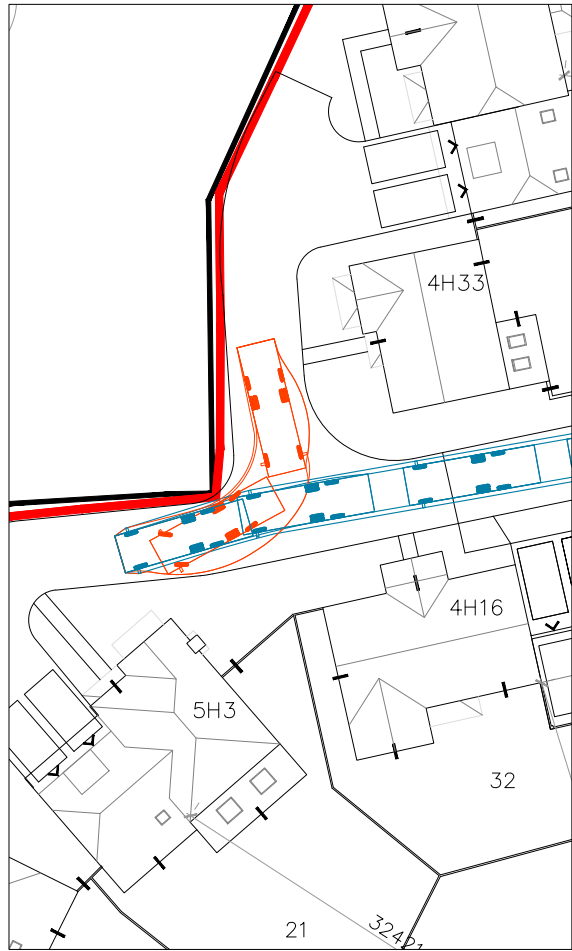
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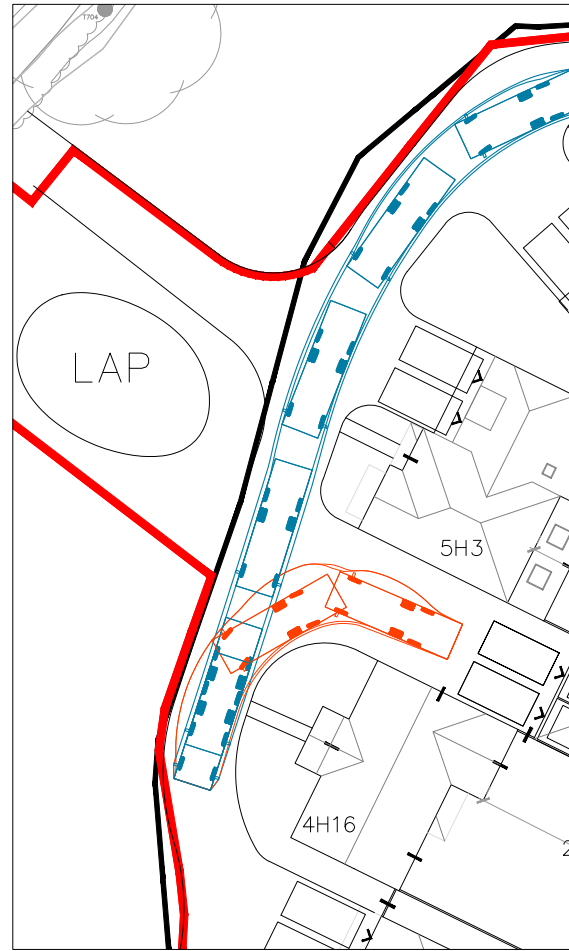
Horsham District Council refuse lorry (8.8m x 2.5m) - reverse gear

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Project : Land West of Southwater Phase 5			
Title : Swept Path Analysis Refuse Vehicle Sheet 2 of 4			
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Project Director : P. Whitehead		Date :	November 2019
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Drawing No. 8190998/6202			Rev



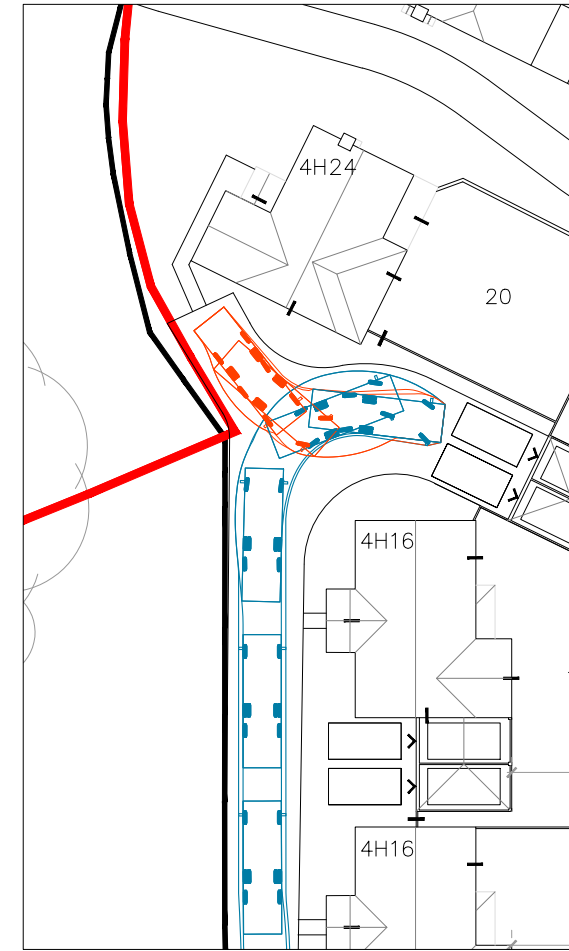
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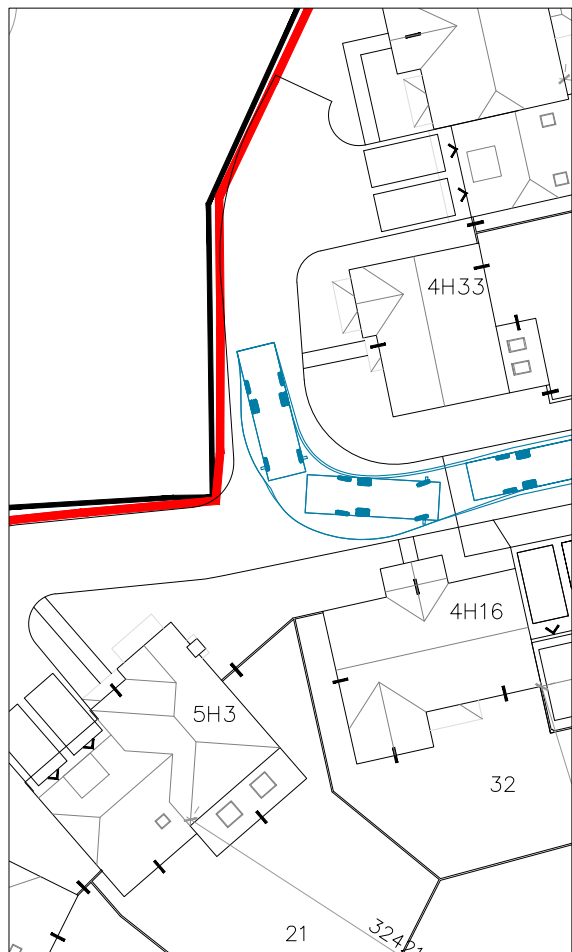
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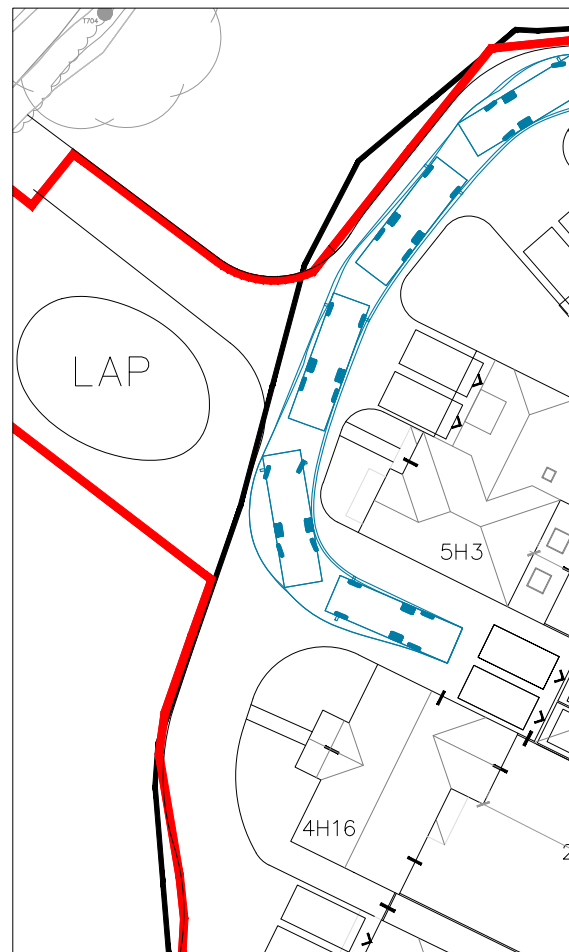
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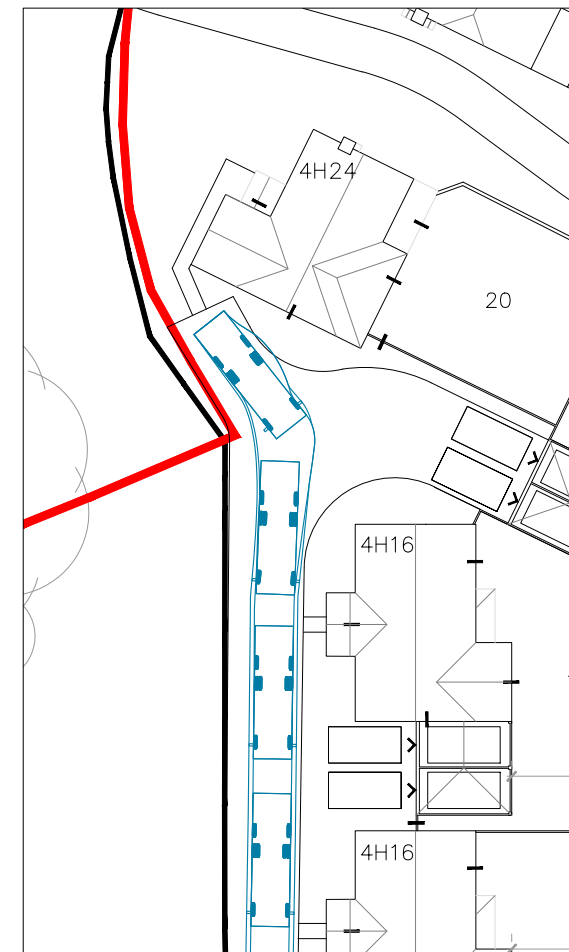
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INSET 6 - EXIT



INSET 7 - EXIT



INSET 8 - EXIT

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: Omega Architect's drawing number 2772-A-1005-PR-13

KEY



Horsham District Council refuse lorry (8.8m x 2.5m) - forward gear



Horsham District Council refuse lorry (8.8m x 2.5m) - reverse gear

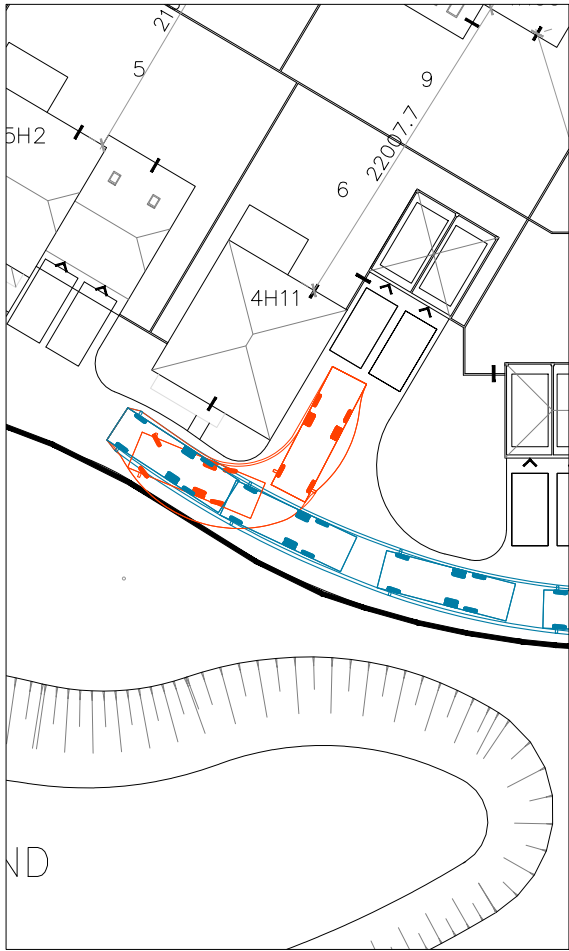
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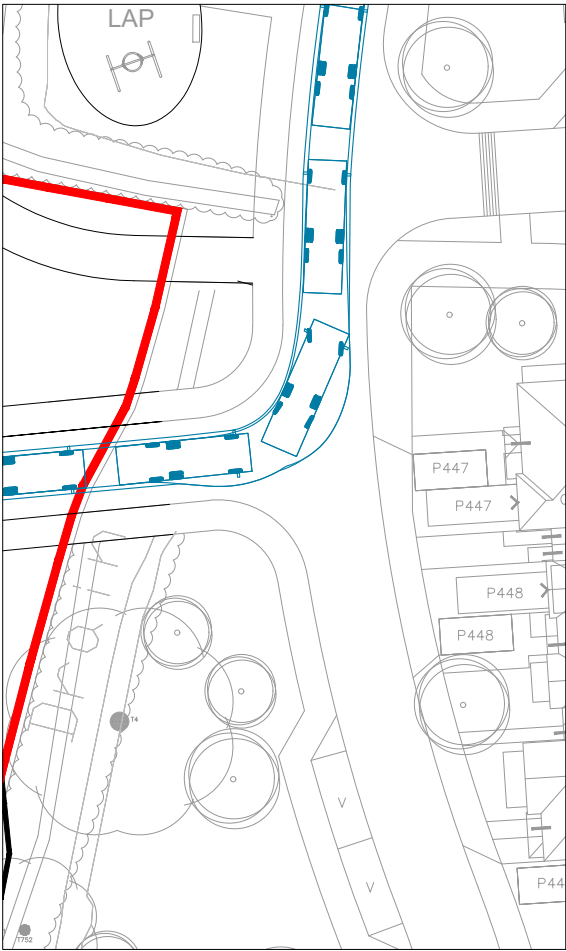
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Title : Swept Path Analysis Refuse Vehicle Sheet 3 of 4			
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Project Director : P. Whitehead		Date :	November 2019
Status :			

Drawing No. 8190998/6203

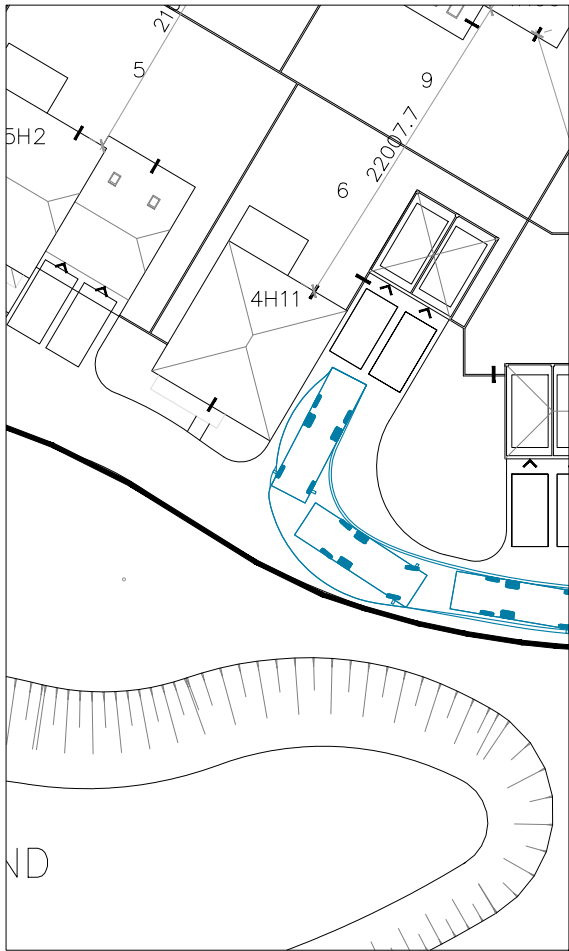
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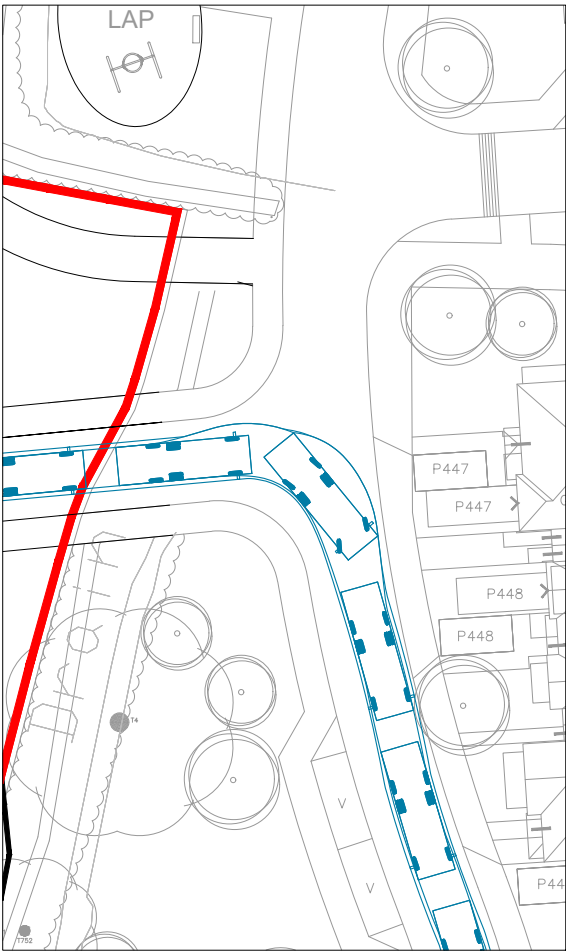
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INSET 10 - EXIT TO NORTH



INSET 9 - EXIT



INSET 10 - EXIT TO SOUTH

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: Omega Architect's drawing number 2772-A-1005-PR-13

KEY



Horsham District Council refuse lorry (8.8m x 2.5m) - forward gear



Horsham District Council refuse lorry (8.8m x 2.5m) - reverse gear

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Project Engineer : P. Whitehead		Scale :	1:500 @ A3
Project Director : P. Whitehead		Date :	November 2019
Status :			
Drawing No. 8190998/6204			Rev

Appendix E

Swept Path Drawings – Emergency Access

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: Omega Architect's drawing number 2772-A-1005-PR-13

KEY



Fire tender - forward gear

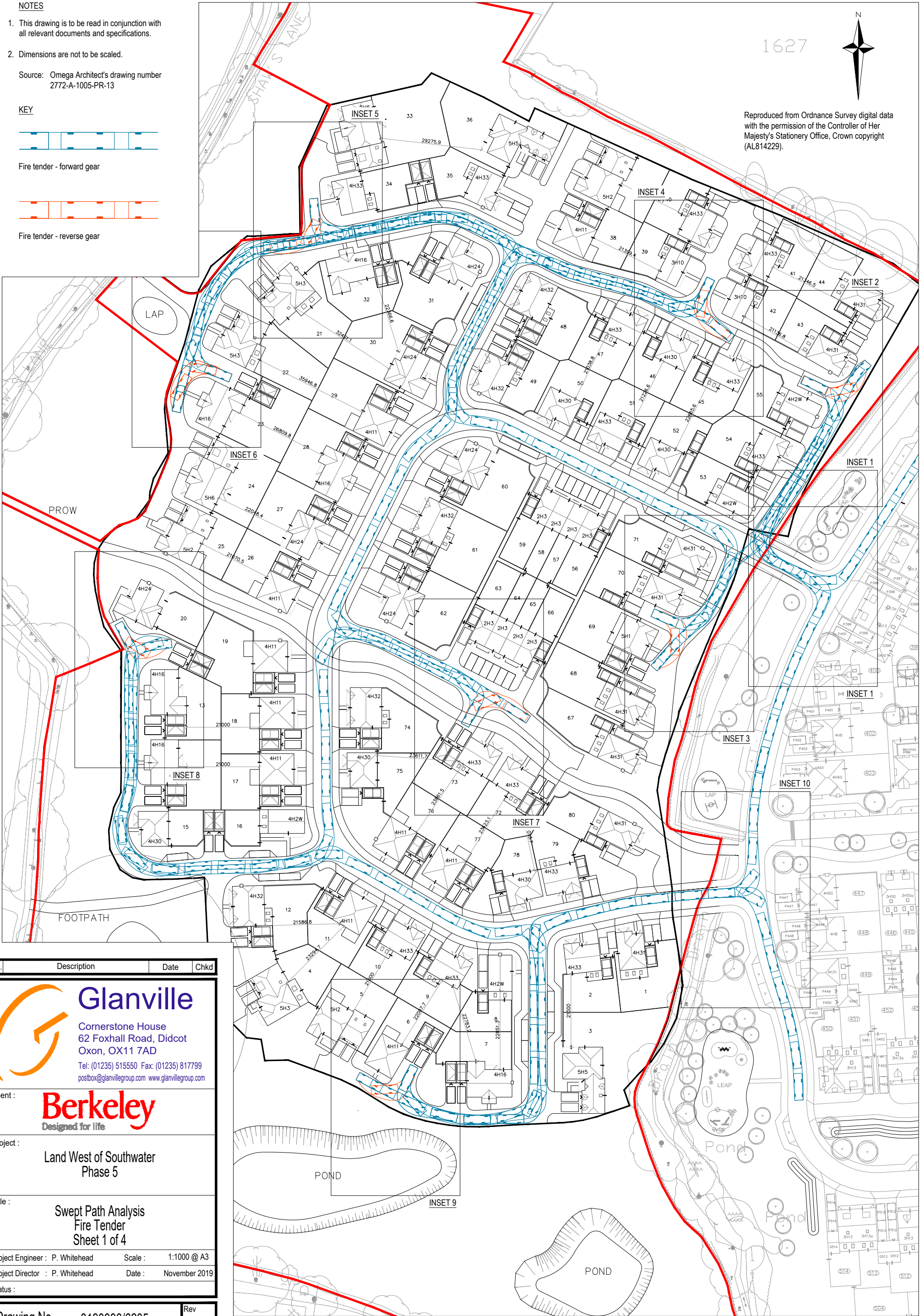


Fire tender - reverse gear

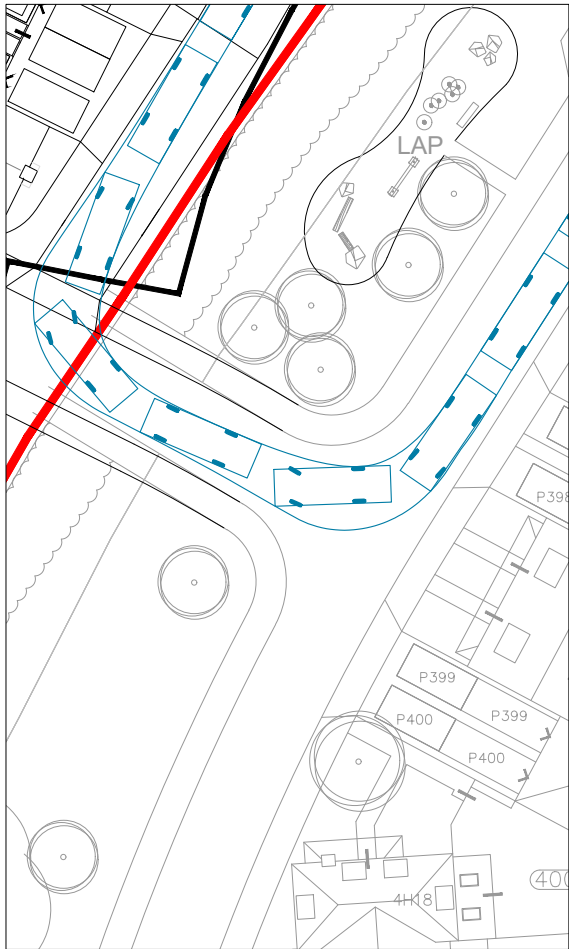
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Project : Land West of Southwater Phase 5			
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Project Director : P. Whitehead		Date : November 2019	
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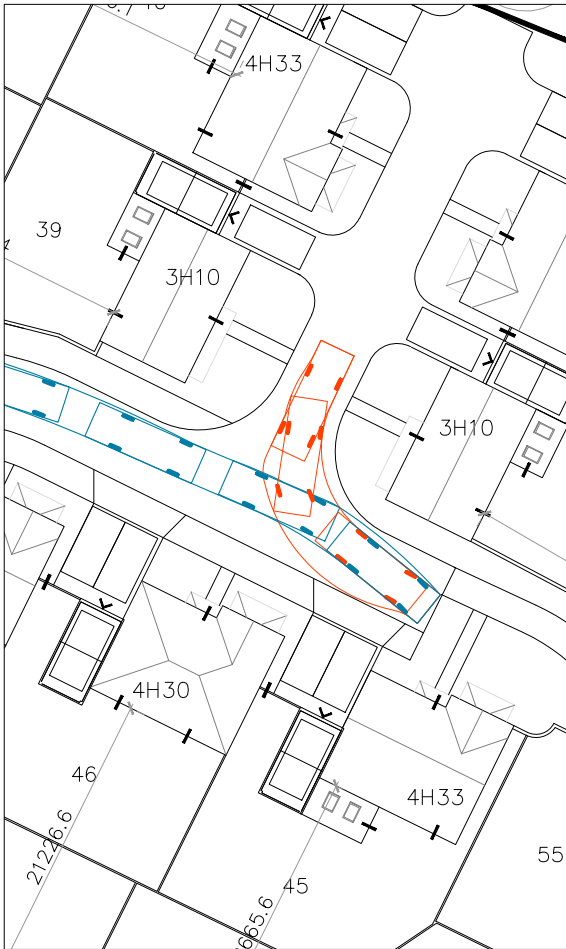
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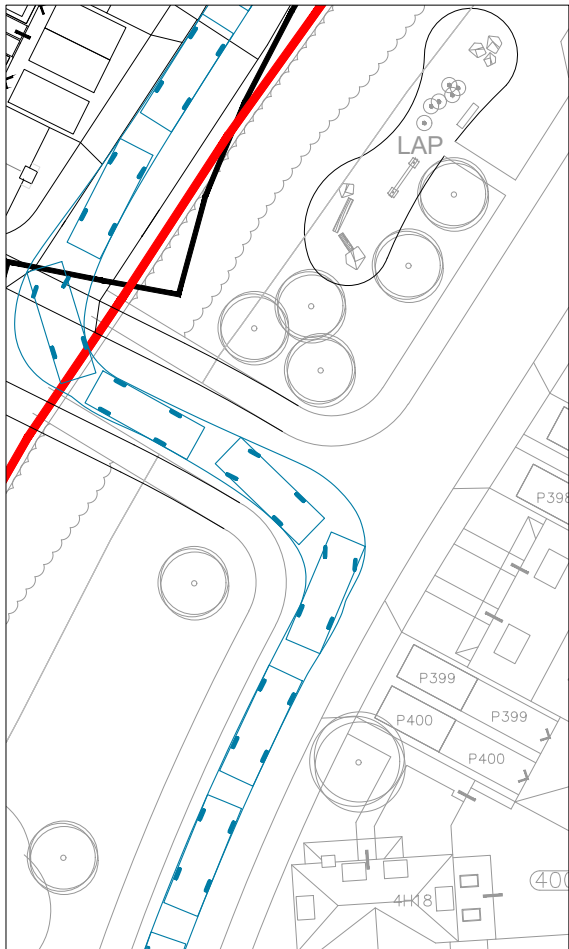
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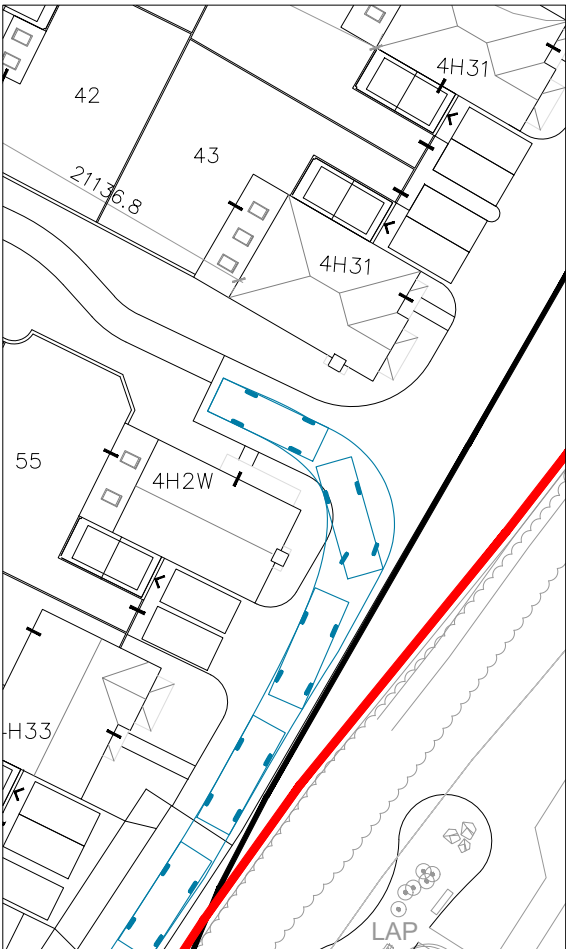
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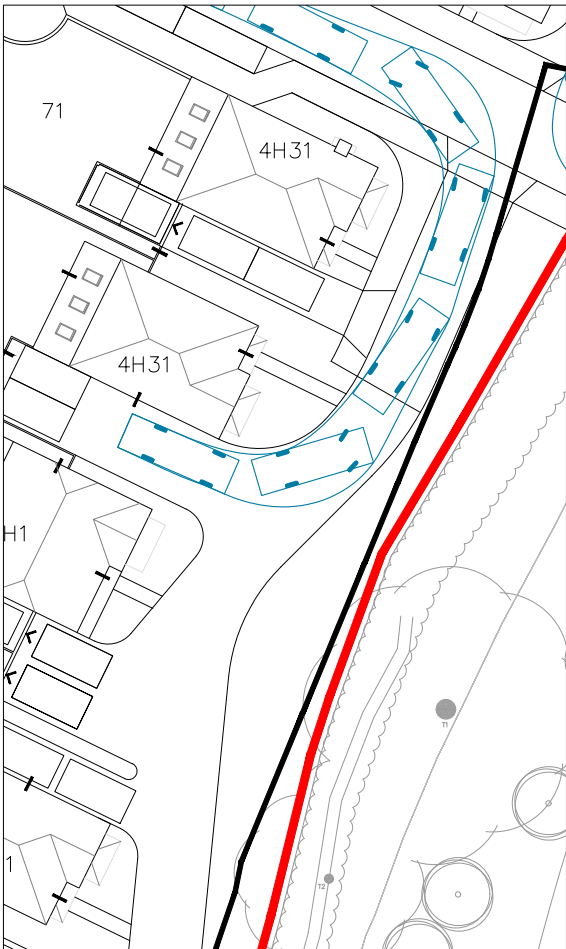
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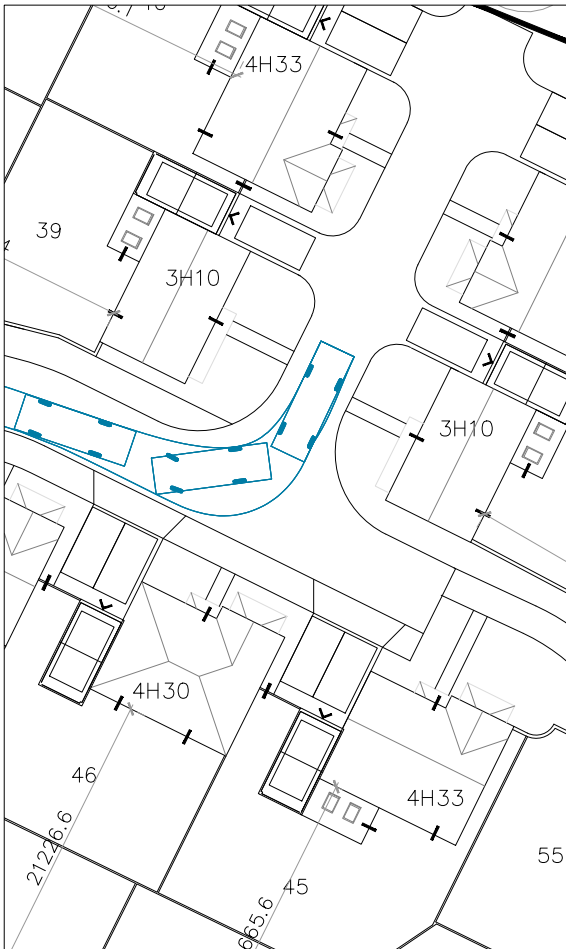
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INSET 4 - EXIT

- NOTES**
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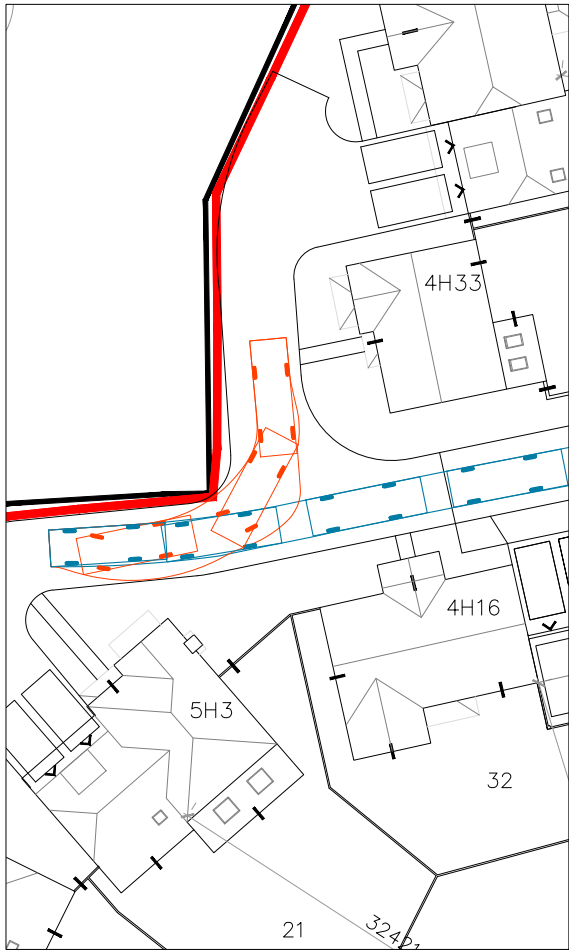
Fire tender - forward gear

Fire tender - reverse gear

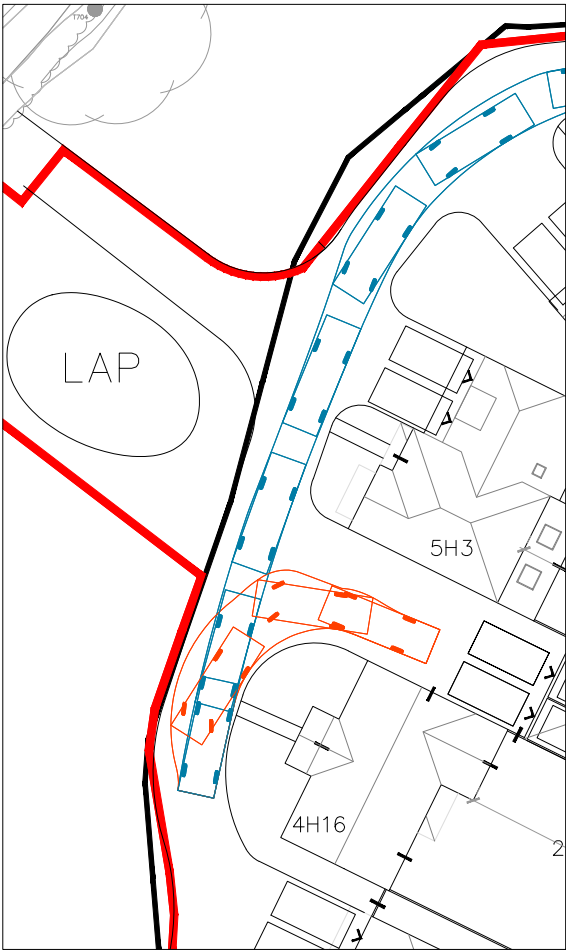
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Client : Berkeley Designed for life			
Project : Land West of Southwater Phase 5			
Title : Swept Path Analysis Fire Tender Sheet 2 of 4			
Project Engineer : P. Whitehead		Scale :	1:500 @ A3
Project Director : P. Whitehead		Date :	November 2019
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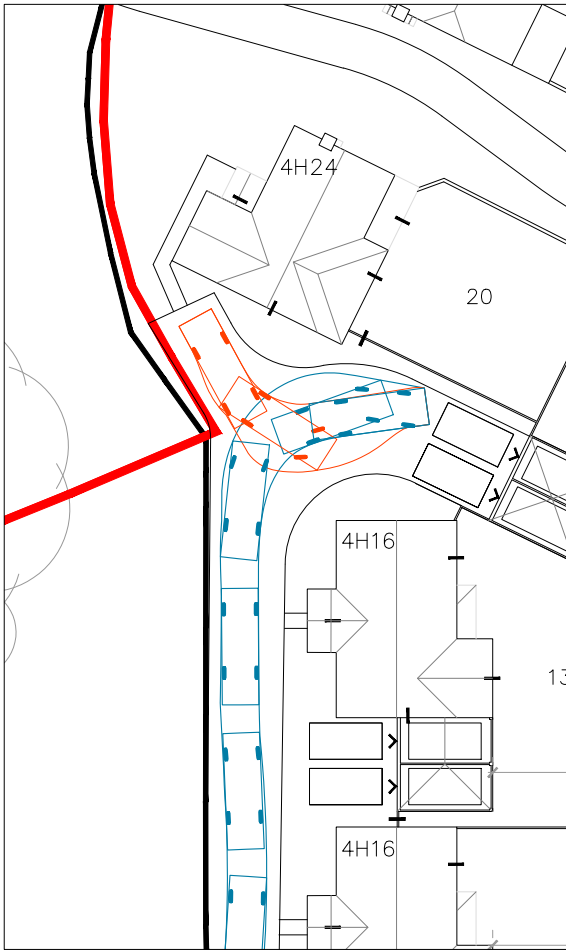
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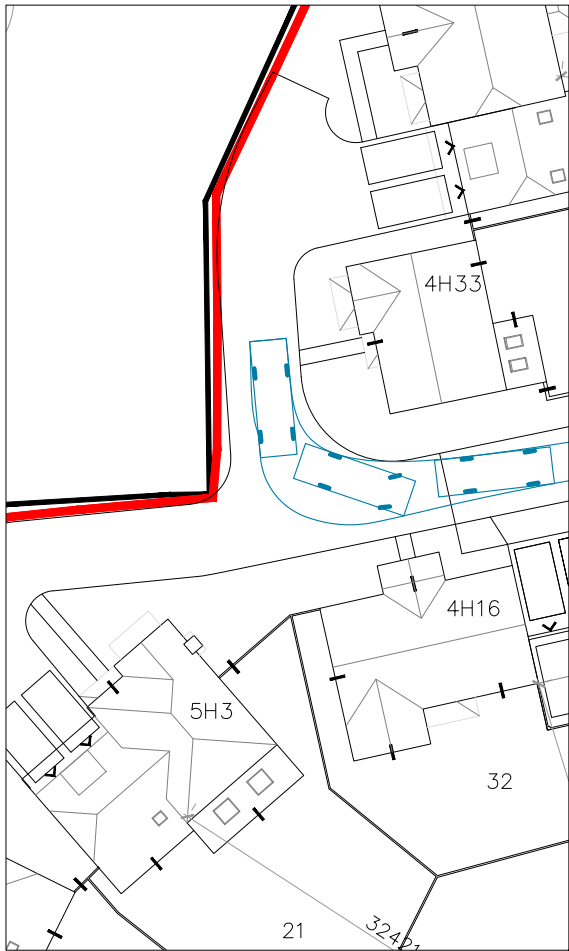
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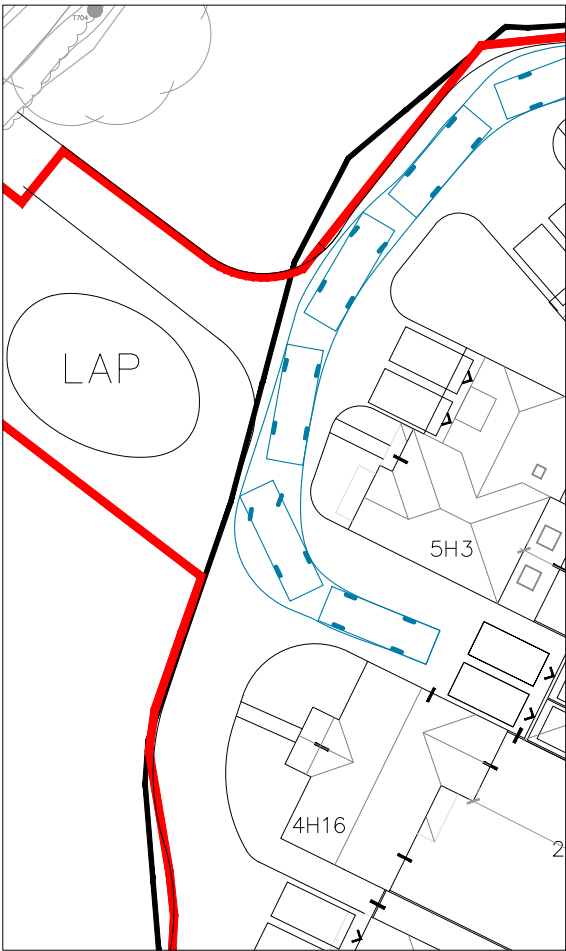
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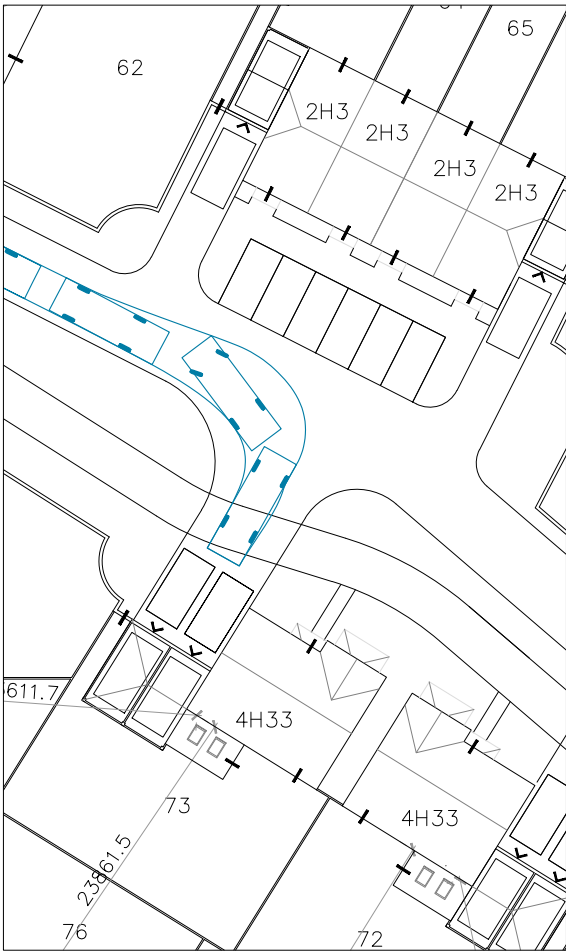
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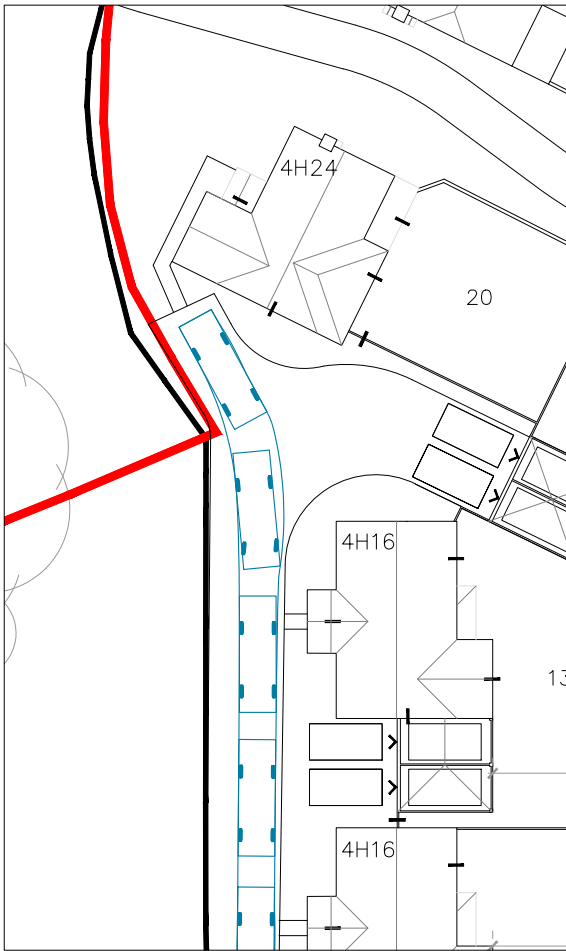
INSET 5 - EXIT



INSET 6 - EXIT



INSET 7 - EXIT



INSET 8 - EXIT

- NOTES**
1. This drawing is to be read in conjunction with all relevant documents and specifications.
 2. Dimensions are not to be scaled.
- Source: Omega Architect's drawing number 2772-A-1005-PR-13

KEY

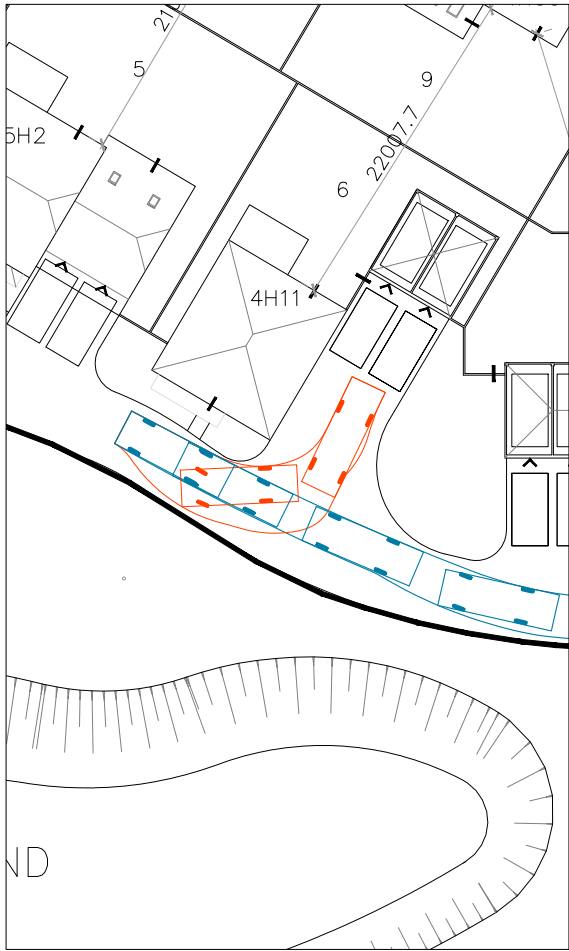
Fire tender - forward gear

Fire tender - reverse gear

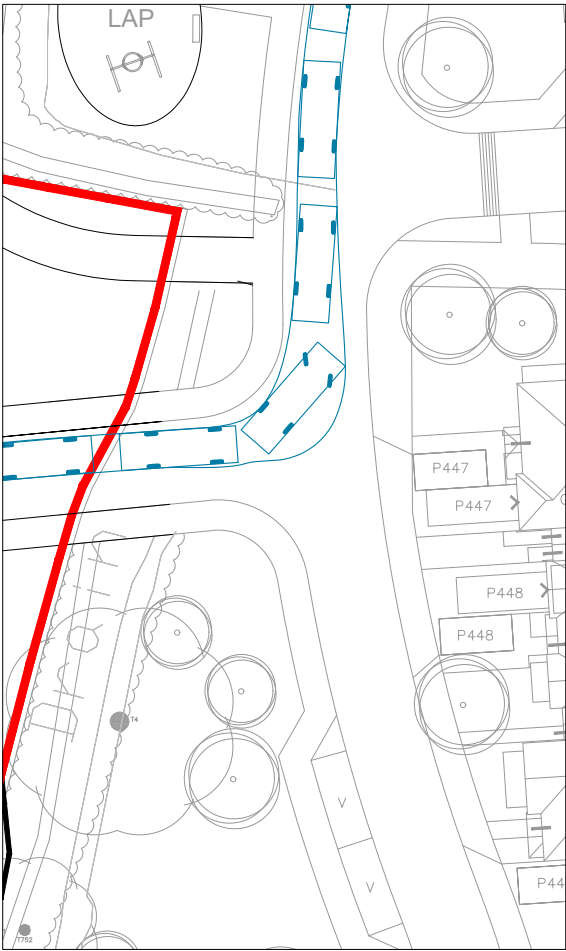
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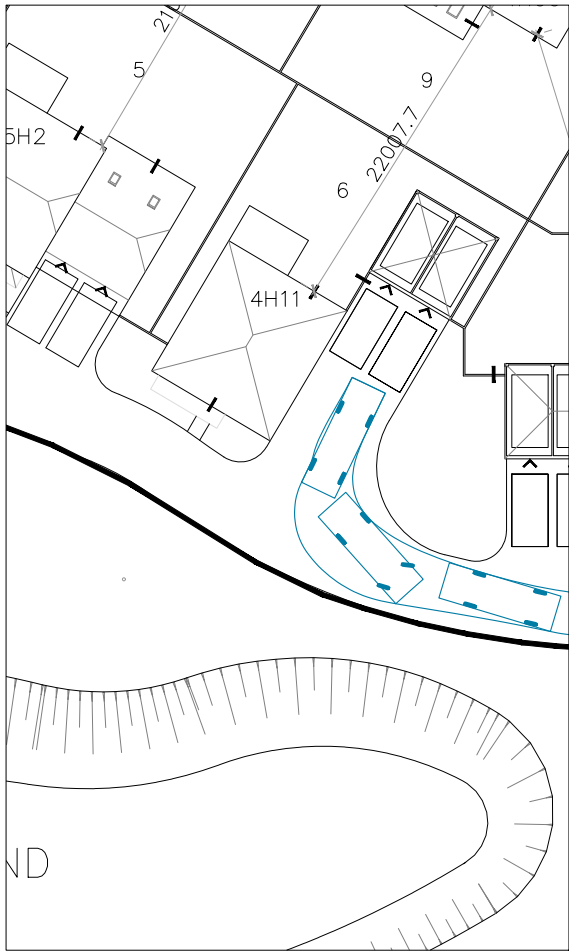
Rev.	Description	Date	Chkd
 Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 515550 Fax: (01235) 817799 postbox@glanvillegroup.com www.glanvillegroup.com			
Client : Berkeley Designed for life			
Project : Land West of Southwater Phase 5			
Title : Swept Path Analysis Fire Tender Sheet 3 of 4			
Project Engineer : P. Whitehead		Scale :	1:500 @ A3
Project Director : P. Whitehead		Date :	November 2019
Status :			
Drawing No. 8190998/6207			Rev



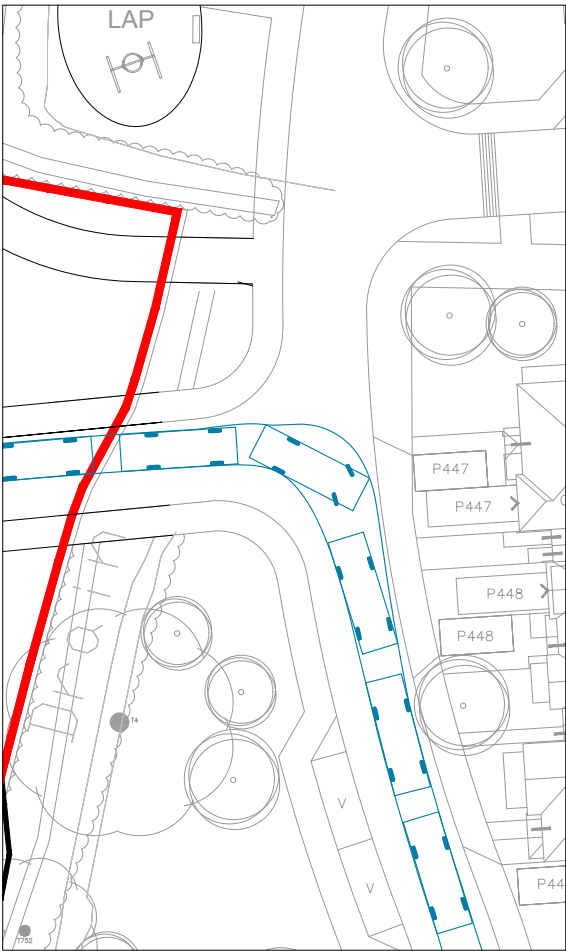
INSET 9 - ENTRY



INSET 10 - EXIT TO NORTH



INSET 9 - EXIT



INSET 10 - EXIT TO SOUTH

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: Omega Architect's drawing number 2772-A-1005-PR-13

KEY



Fire tender - forward gear



Fire tender - reverse gear

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- Structural Engineering
- Civil Engineering
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- Geomatics (Land Surveying)
- Building Surveying
- BIM