

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	16 September 2022
LOCATION:	Land South Of Henfield Road Albourne West Sussex
SUBJECT:	DM/22/2416 Outline planning permission for the erection of up to 120 residential dwellings including 30% affordable housing, public open space and community facilities. All matters are reserved except for access.
DATE OF SITE VISIT:	22/08/2022
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	See below

The application is for the outline permission for 120 dwellings at Land south of Henfield Road, Albourne. All matters are reserved except access.

Pre application discussions took place in August 2019 for a proposed development of 40 dwellings and are appended to the Transport Assessment

Access

The two existing field gate accesses are to be stopped up and a new formal access to be provided. The access would provide a 5.5m carriageway with 6m radii. Visibility splays of 2.4m x 120m can be provided and are in excess of MfS requirements for 85th% speeds of 35.79mph westbound and 32.67mph eastbound. Vehicle tracking has been provided and is acceptable, it is noted that a fire tender and refuse vehicle would over run the centre line however the movements would be limited.

A stage 1 road safety Audit has been undertaken and designers response agreed with applicants transport consultant. In agreeing the designers response a plan has been prepared that details forward visibility to see right hand turners can be provided in excess of standards associated with 85th% speeds and within the highway boundary.

Sustainable Transport

Walking

A 2m wide footway is proposed to link the site to the east as shown on plan titled PROPOSED ACCESS AND FOOTWAY DESIGN and numbered 093.0002.005 rev C.

Dropped kerbs and tactile paving would be provided.

Pedestrian connections are also proposed in the centre of the site, to the south of the proposed dwellings, which would connect to the existing PROW No.15_1A1 that runs through the site and connects to The Street to the east.

Cycling

National Cycle Route 20 runs along the B2118 although no dedicated cycling facilities are provided.

Public Transport

The Traffic Lights bus stop provides an hourly service between Burgess Hill and Horsham, a two hourly service also runs between Crawley and Brighton.

School Parking

A 30 space car park is proposed to alleviate congestion and parking issues in the vicinity of the adjacent school. Access to the parking area would be via a one-way link from the sites internal spine. The parking would also provide provision for the community shop. Parking surveys have been carried out in the vicinity of the school to inform the level of parking provision.

Trip Generation

A TRICS assessment has been undertaken to establish the trip generation potential of the site, Rates of 0.507 AM Peak and 0.487 PM peak two way trips per dwelling are acceptable and would result in 71 AM peak two way trips and 68 PM peak two way trips based upon a 140 unit scheme (which provides a robust scenario for testing and account for trips related for the community shop)

Trip Distribution

Census data has been utilised and would result in 99% of vehicles travelling eastbound from the site access, Automated traffic counts have been undertaken at the Henfield Road/The Street' and Henfield Road/B2118 junctions and inform the distribution utilised.

Junction Modelling

A 2022 base and 2027 future year scenario have been provided for the following junctions:

- Site Access / Henfield Road
- Henfield Road / B2118

The results show that all junctions would operate well within capacity.

It should be noted that as the site is not allocated site in the local plan and as such normally would be required to provide a 2031 end of local plan future year assessment – In this case given the significant remaining capacity in the 2027 scenario this would not be required.

Travel Plan

A travel plan has been submitted with the application and is to be secured via S106 agreement.

Parking

Parking and cycle parking are to be provided in line with WSCC standards and confirmed as part of RM applications.

Layout

The application is submitted in outline and comments would be provided as reserve matters are submitted

Conclusion

No objection is raised to the application subject to the following S106 and conditions

S106

Travel Plan

£3,500 towards the auditing of the travel plan.

Total Access Demand (as advised on 19/08/22)

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 AND FOOTWAY DESIGN and numbered 093.0002.005 rev C.

Reason: In the interests of road safety.

Access closure (Access Closure)

No part of the development shall be first occupied until such time as the existing vehicular access onto Henfield Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Cycle parking (for larger sites)

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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.

INFORMATIVES

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

Works within the Highway – Implementation Team

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.

Temporary directional signs to housing developments (Major apps only 10 units +)

The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>

Stephen Gee
West Sussex County Council – Planning Services