

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Havant Borough Council FAO: Adrian Ellis
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	13 October 2021
LOCATION:	Land north of Long Copse Lane, Emsworth, PO10 7UN
SUBJECT:	APP/21/00893 Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved.
DATE OF SITE VISIT:	
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

The application is for the construction of 210 dwellings at Land North of Long Copse Lane, Emsworth, Hampshire. This response only deals with the impacts of the development on the West Sussex road network.

Pre application discussion took place with the applicant's transport consultants in August 2018 and April 2021

Personal Injury Accidents

No PIA have been recorded along the WSCC section of Long Copse Lane in the previous 5 year period.

Trip Generation / Distribution / Assignment

The trip generation developed utilising TRICS and distribution via census journey to work and a gravity model is accepted. All trips to Chichester district including Westbourne (and other locations in West Sussex) are routed along Long Copse Lane to the east of the site and as such the assignment is acceptable.

The development is anticipated to result in an additional 22 AM peak and 26 PM peak two way movements at the Long Copse Lane / North Street junction and as such no modelling of the junction is required.

Long Copse Lane

The air quality management plan calculates the daily traffic east of the access along Long Copse Lane as 791 daily movements (an increase of 190 over a no development scenario) and as such the effective single carriageway with passing places arrangements would remain acceptable.

Due to the width of Long Copse Lane the applicant has provided information on the inter visibility of passing places along the Lane. Drawing ref ITB13525-GA-019 details that suitable visibility splays are provided in line with Manual for Streets guidance for a 30mph road, with a minimum visibility of 33m in proximity to the junction of North Street where speeds would be lower.

It is recognised that the increase in vehicles may have a negative effect on the perception of safety for Non Motorised users of the lane however this would not result in an objection.

Construction Management Plan

It is expected that a CMP would be secured should permission be granted, and it is expected that HGV vehicles would be expected to access the site via the HCC highway network.

Conclusion

No objection is raised to the application subject to the following condition.

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.

Stephen Gee
West Sussex County Council – Planning Services