

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	West Sussex County Council FAO:Chris Bartlett
FROM:	WSCC - Highways Authority
DATE:	22 December 2020
LOCATION:	Woodlands Meed College, Birchwood Grove Road, Burgess Hill RH15 0DP
SUBJECT:	WSCC/055/20 Construction of new two storey Special Educational Needs and Disabilities (SEND) College building with associated soft and hard landscaping, a floodlit all-weather pitch, car parking and drop off/pick up facilities and alterations to existing access arrangements
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / No Objection
S106 CONTRIBUTION TOTAL:	n/a

The Local Highway Authority (LHA) has been consulted with regards to any highway safety or capacity concerns.

The applicant has submitted a Transport Statement (TS), this details all highway related matters. It is proposed to replace the building with a new fit for purpose new build. Once work is complete the old building will be demolished, and the new car parking areas will be constructed. There are no proposed changes to the number of pupils the school will accommodate or staffing levels therefore, there is no change in traffic levels expected.

With regards to access from the highway there are no changes. A revised and increased parking strategy is proposed to cater for the needs of the SEN school.

As the school is going to be operating whilst construction takes place, a condition for a robust Construction Management Plan (CMP) would be required, to ensure all Construction/school traffic parking and pedestrian access is kept separate.

A School Travel Plan (STP) has been provided. We are awaiting comments back on this from the School Travel Team. STP comments will be forwarded as soon as they are received. In the meantime, a Travel Plan (TP) Condition can be applied to any grant of planning permission to cover when the fully reviewed/agreed TP is to be submitted.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. The following conditions should be added to any grant of planning consent.

Conditions:

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.

Travel Plan (to be approved)

No part of the new 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.

Emma Avis - Transport Planner
West Sussex County Council – Planning Services