

REP/061/003



Chris Banks <bankssolutionsuk@gmail.com>

Adur Local Plan ID 15 - SoCG Transport

1/1/2017

Dinny Shaw [redacted]
To: "bankssolutionsuk@gmail.com" <bankssolutionsuk@gmail.com>
Cc: Andrew Williams [redacted]

30 January 2017 at 13:09

Dear Chris / Charlotte

Please find attached a Statement of Common Ground agreed between Motion, on behalf of Hyde New Homes, and WSCC which concludes that a residential development of 455 dwellings at New Salts Farm can be accommodated without detrimental transport impacts.

We trust that this can be passed to the Inspector for consideration.

Kind regards

Dinny

Dinny Shaw MRTPI

Principal Planner

[redacted signature]

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New Salts Farm signed SoCG.PDF
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1.0 Introduction

- 1.1 This Statement of Common Ground (SOCG) has been produced by Motion Limited on behalf of Hyde Housing to assist the Inspector at the Adur Local Plan Examination.
- 1.2 The SOCG is intended to set out factual information and background with regards the transport implications of a development of 455 dwellings on land at New Salt Farms, West Beach, Shoreham.
- 1.3 The SOCG has been passed onto West Sussex County Council (WSCC) for their agreement.

2.0 Location

- 2.1 The site is located to the north of the A259 Brighton Road approximately 1.2 kilometres south west of Shoreham High Street.
- 2.2 The site is bordered by the A259 Brighton Road and West Beach housing estate to the south, the private New Salts Farm Road to the east, the main south coast railway line and Shoreham Airport to the north and undeveloped land to the west.
- 2.3 Brighton Road is served by bus route 700 which has a frequency of a bus once every 10 minutes connecting Littlehampton, Worthing and Brighton, with a service every 30 minutes also continuing to Arundel. An hourly night service, N700, provides an hourly service between midnight and 4am on Friday, Saturday and Sunday mornings.
- 2.4 Shoreham railway station is located 1.8 kilometres to the north east of the site and destinations including London, Southampton, Portsmouth and Brighton can be reached by direct services.

3.0 Emerging Development Proposals

- 3.1 The proposed development is for 455 dwellings to be constructed on the New Salts Farm site, accessed from the A259 by a dedicated right turn lane. This arrangement will need to be modelled and the outputs reviewed by the County Council, as the local highway authority, before this can be considered acceptable. At the time of any application for planning permission, the applicant will need to discuss the exact junction parameters with the County Council, as local highway authority. This would include additional modelling, including an assessment of the cumulative impact of committed and planned development in the Local Plan forecast year. Given the proximity of the access to the adjacent roundabout, it will be important to ensure that any traffic waiting to turn right into the site would not affect the operation of the roundabout.
- 3.2 The proposed site has not been allocated within the draft Adur Local Plan 2016-2031 and the decision not to allocate the site does not include a transport objection.
- 3.3 It is noted that earlier versions of the draft Adur Local Plan included the site immediately to the west of New Salts Farm, referred to as the Hasler Site which had a proposed allocation of 600 dwellings. The site was removed by Adur District Council (ADC) as they considered the site was non-deliverable.

4.0 Transport Modelling

- 4.1 To support the proposed site allocations, the Adur Local Plan and Shoreham Harbour Transport study (the study), was commissioned by WSCC and Adur District Councils (ADC) in 2013. The original study assessed the implications of the proposed strategic and residential and employment site allocations at the following locations throughout Adur District;

Strategic Housing Allocations

- New Monks Farm 450 to 600 dwellings
- Sompting Fringe 250 to 420 dwellings
- Sompting North 210 dwellings
- Hasler 300 to 600 dwellings

Employment Allocations

- New Monks Farm 480 employment jobs
- Shoreham Airport 1253 employment jobs

4.2 The outcome of the study was that mitigation would be required at nine junctions to accommodate the predicted increase in vehicle flows. Of those, the junctions expected to receive the greatest increase in flows from development at Hasler are:

- A27 / A283 Grade Separated Junction.
- A259/A283 Ropetackle Roundabout
- A259 / A2025 mini roundabout.

4.3 While New Salts Farm was not one of the allocated sites, the Hasler site is immediately adjacent to New Salts Farm to the west. Therefore, the proposed quantum of development proposed for Hasler is similar to that proposed at New Salts Farm and thereby sharing identical transport characteristics.

4.4 However, the study was updated in 2014 and September 2016, with the Hasler site removed as ADC considered the site was undeliverable. The number of junctions required to be mitigated reduced to six in these scenarios, due to the reduction in overall housing numbers. Nevertheless, the studies concluded that with the removal of the Hasler site, mitigation was still required at the junctions listed in 4.2 to accommodate the proposed traffic growth, as the reduction in traffic flows achieved by removing the Hasler site was not sufficient to remove mitigation measures at the key junctions considered.

4.5 Therefore, given the identical characteristics of the trip distribution from the Hasler site to that from the neighbouring site at New Salts Farm, an allocation of circa 600 dwellings can be accommodated on the network, subject to the Adur strategic residential site allocation of 1830 dwellings as modelled within Scenario B of the study not increasing. The additional trips, however, will require strategic mitigation at the following junctions:

- A27/A283
- A259/A283
- A259/A2025

5.0 SUMMARY

5.1 This SOCG sets out the factual information on which we can agree with WSCC and ADC, which concludes that a residential development of 455 dwellings at New Salts Farm can be accommodated without detrimental transport impacts, subject to appropriate mitigation at specific strategic junctions as detailed within the Adur Local Plan and Shoreham Harbour Transport study, additionally subject to the overall Adur strategic housing allocation being not greater than 1830 dwellings.

5.2 This SOCG has been prepared following engagement with WSCC and ADC taking account of WSCC feedback dated 25th January 2017.



Signed by Motion

Date 27th January 2017.



Signed by West Sussex County Council

Date 27/01/2017