

**WEST SUSSEX COUNTY COUNCIL
PRE APPLICATION CONSULTATION**

TO:	Organisation: i-Transport FAO: Zane Beswick
FROM:	WSCC - Highways Authority
DATE:	6 February 2020
LOCATION:	Land South of Sycamore Lane, Crawley Down
SUBJECT:	Internal Reference: PRE-12-20 50 dwellings, with access from Sycamore Lane / Bramble Way to the north.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Comments are made in respects of the numbered points in the submitted Technical Note (reference ITB15461-001A TN).

1.1.5 – The purpose of the Technical Note is noted as being to support the proposed allocation. Although the scope is unlikely to change significantly, a further scope would need to be agreed to support any future planning application.

3.1.5 – The access arrangements have been reviewed. It is agreed that the proposed arrangement forms a suitable means of access into the proposed development. Current WSCC Policy would require a Stage One Road Safety Audit for the proposed access as part of any future planning application.

4.1.3 – I don't necessarily agree that Birches Industrial Estate is outside of comfortable cycling distance. The cycle route isn't entirely off-road however as it includes a length of Imberhorne Lane.

5.1.1 – The use of TRICS isn't disagreed with especially for the purpose of this TS to support the allocation. However for any future planning application, it would be useful for surveys to be undertaken of the completed development and a per dwelling vehicle trip rate derived from this or at least used as a sensitivity test.

5.1.3 – The TRICS vehicle trip rate is noted and accepted. As a comment, there are several sites that include houses and flats even though the TS refers to the trip rate being only for private houses. The TRICS trip rate is still considered representative.

5.1.6 – It's accepted that based on the forecast trips, the proposed access arrangement would operate well within capacity.

In summary and for the purpose of supporting the proposed allocation, the conclusions within the TS are accepted.

Ian Gledhill
Planning Services