

Report to Director of Highways, Transport & Planning

September 2021

Pease Pottage: Phase 1 & 3 Development Waiting Restrictions

Report by Head of Transport & Network Operations

Electoral division(s): Worth Forest

Summary

A large residential property development is under construction on land east of the A23 at Pease Pottage. The developer has proposed new waiting restrictions on roads within the development and a Statutory public consultation has been held on a Traffic Regulation Order (TRO) to enact them. Three objections to the proposed restriction have been received.

The Director of Law and Assurance has agreed that urgency procedure should be followed for this TRO, rather than following the usual Highways and Transport Delegation Code of Practice, so there is no delay in implementation of the restrictions. The local member has been consulted.

The reason for the urgency is that the restrictions in the TRO are needed without delay to ensure buses and emergency vehicles can safely access the development. Following the recent commencement of bus services in the new estate, inconsiderately-parked cars have prevented buses gaining access. The new waiting restrictions are also necessary to safely manage parking associated with a new school which will open in mid-September.

Recommendation

That, having considered the points raised in objection to the proposal, the Director of Highways, Transport and Planning authorises the Director of Law and Assurance to make the Order as advertised.

Proposal

1 Background and context

- 1.1 A large residential property development is presently under construction on land east of the A23 at Pease Pottage. The development will include houses, local shops, a community hub and a school.
- 1.2 The proposed new parking restrictions are intended to prevent parking taking place at locations where it would obstruct the new roads, such as bends and junctions. A short stay restriction is also proposed to provide a turnover of

parking availability in spaces provided for access to the new amenities within the development.

2 Proposal details

2.1 The restrictions proposed are shown in detail on the plans attached as [Appendix A](#) (PDF, 3MB) to this report.

3 Other options considered (and reasons for not proposing)

3.1 The restrictions proposed are integral to the design of the new roads constructed as part of the development and were recommended during the planning approval process. As such no further options have been considered as part of this proposal.

4 Consultation, engagement and advice

4.1 A statutory public consultation on the proposed Traffic Regulation Order needed to enact the new restrictions was held from 15 July 2021 to 12 August 2021.

4.2 Notice of the consultation was published in the Mid Sussex Times on 15 July 2021 and consultation documentation sent to statutory consultees, including Sussex Police, the fire service, ambulance service, local bus companies and other local authorities. Notices of the proposal were also erected on site.

4.3 The local member, Cllr Forbes, was consulted on the proposal and raised no objection.

4.4 In response to the consultation, three messages of objection were received from residents who have recently moved into new houses within the development. The points raised are summarised in [Appendix B](#) (PDF, 47KB) to this report, along with a response from a West Sussex County Council officer.

5 Finance

5.1 The new restrictions are being installed by the developer of the new development entirely at their cost. The developer is meeting all costs of advertising and producing the necessary Traffic Regulation Order.

5.2 The effect of the proposal:

(a) How the proposal represents good value

The proposal is being paid for and installed by the developer constructing the new housing and as such ensures parking restrictions needed to manage the safe flow of traffic are delivered at no cost to WSCC.

(b) Future savings/efficiencies being delivered

Delivering the necessary at this stage in construction avoids the need for WSCC to incur the cost of providing restrictions at a later date.

(c) Human Resources, IT and Assets Impact

This proposal will have no long-term effect on Human Resources, IT or WSCC assets. Officer time in progressing the TRO is paid for by the developer.

6 Risk implications and mitigations

Risk	Mitigating Action (in place or planned)
Failure to deliver the required TRO will result in parking practices which could obstruct access roads into the new development for residents, deliveries and the emergency services.	It is recommended that the TRO be approved so that restrictions to resolve this can be installed and become legally enforceable.
Failure to deliver the TRO may cause the developer to breach planning conditions.	It is recommended that the TRO be approved to prevent this problem.

7 Policy alignment and compliance

- 7.1 The introduction of the proposed restrictions is in accordance with the Road Traffic Regulation Act 1984 and causes no conflict with the Human Rights Act or the Crime and Disorder Act.
- 7.2 The proposed restrictions are intended to provide safe access to the development, and to amenities within the development as well as preventing obstruction of roads. The proposal therefore complies with the aims of the West Sussex County Council Transport Plan.

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Appendices

[Appendix A: Plans Showing current and proposed restrictions](#) (PDF, 3MB)

[Appendix B: Summary of Objections and Officer Response](#) (PDF, 47KB)

Background papers

None