

West Sussex County Council - Planning Consultation Response



To: Arun District Council

Date: 6 October 2026

FAO: Hebe Smith

From: WSCC - Highway Authority

LPA Reference: AL/63/26/DOC

Location: Land West Of Ryefield Farmhouse

Oak Tree Lane Woodgate

PO20 3GU

Proposal: Approval of details reserved by condition under AL/31/22/PL relating to Condition 4 - External Materials & Finishes; Condition 8 - Hard & Soft Landscaping; Condition 9 - Construction and Biodiversity Management Plan and Condition 10 - Broadband Provision.

PLANTING PLANS AND CEMP received.

Highways Plans received on 2nd October 2026.

Date of Site Visit: N/A (desktop study undertaken for purposes of this planning application)

Recommendation: Advice

This is the **third** WSCC Highways response to the above planning application seeking approval of details reserved by condition under AL/31/22/PL relating to Condition 4 - External Materials & Finishes; Condition 8 - Hard & Soft Landscaping; Condition 9 - Construction and Biodiversity Management Plan and Condition 10 - Broadband Provision.

As-pre previous WSCC Highways comments dated 20 August 2026 and 24 September 2026, comments below again specifically respond only to highway-related components of Condition 8 and 9 – Hard and soft landscaping and Construction and Biodiversity Management Plan, respectively.

Previous WSCC Highways response.

(Comments in *red italic* text are previous WSCC Highways responses).

- 1. Condition 8 – Hard and soft landscaping.** Although the access and access 'road' that the site connects to is privately maintained, it is noted that the visibility splay for emerging vehicles passes behind two trees planned to be retained. It is recommended that the stems/trunks of both trees are regularly maintained by a management company to ensure that the site access visibility is not obstructed at any time. *Paragraph 4.3.3 found on page 12 of the CBMP clarifies the point made about visibility and trees being kept clean stemmed etc.*

2. Condition 9 – Construction and Biodiversity Management Plan. Out of hours contact details should be included in any approved CEMP and additionally, made available to local residents and displayed on the site hoarding. *Now included on page 8 of the revised/updated CBMP.* With regard to turning of vehicles clear of the access 'road', the CEMP does not show how construction-related vehicles would be able to do this. Any final CEMP should show how all sizes of vehicles will be able to enter and exit the site (and turn within it) without having to reverse along Oak Tree Lane. *A plan is shown on page 5 of the revised/updated CBMP. However, this simply shows that a car/small van-sized vehicle could enter and leave the site in a forward gear and turn within it. No further analysis is provided for other vehicles expected to access the site during the construction phase. Paragraph 4.3.1 found on page 11 of the revised/updated CBMP makes reference to turning being available within the site for vehicles. However, the swept path analysis, recommended by the Highway Authority previously, is not shown for any vehicles larger than a car or small van. As such, the document should be further updated to include this.*

Latest WSCC Highways response.

The outstanding point needing further information from the applicant was the latter half of point 2 above, namely plans to show how delivery vehicles would be able to turn within the site.

In response to this, the applicant has provided the following additional information that shows how a selection of large vehicles should be able to turn within the site and, thereby, leave in a forward gear (and only needing to reverse into the site as it/they arrives, which should be assisted by a banksman).

3 AXLE 26 TONNE HIAB SPA1 RFW/SR/8001 REVA
3 AXEL 26 TONNE HIAB SPA2 RFW/SR/8002 REVA
3 AXEL 26 TONNE HIAB SPA 3 RFW/SR/8003 REVA
4 AXLE 26 TONNE HIAB SPA1 RFW/SR/8004 REVA
4 AXEL 26 TONNE HIAB SPA 2 RFW/SR/8005 REVA
4 AXEL 26 TONNE HIAB SPA 3 RFW/SR/8006 REVA

Response ends.

Tim Townsend
West Sussex County Council – Planning Services

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Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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