

West Sussex County Council
County Hall
Chichester
PO19 1RH

Date: 23rd September 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref: WSCC/038/26

Our Ref: CM/25/26/WS

Dear Sir/Madam,

Consultation from West Sussex County Council

Application under regulation 3 of the Town and Country Planning General Regulations for the construction of a new four-arm roundabout at the Oystercatcher Junction of the A259, construction of bus stops, bus lane, crossings, foot and cycleways, improvements to the existing National Cycle Network Route 2; alteration of the existing accesses to local facilities; and associated development including landscaping, drainage and ecological mitigation. This application will be determined by West Sussex County Council.

Junction of A259, B2233 (Yapton Road) and Climping Street

Thank you for your recent application as above. I am able to inform you that this Authority **has no objection**.

ADC Environmental Heath have no objections subject to conditions. They note it is acknowledged the development has the potential to give rise to temporary adverse impacts during the construction phase. These impacts relate to construction noise, dust, construction traffic and general site activities. Whilst there may be some limited and temporary adverse effects during the construction phase, the overall impact of the development is considered to be low to negligible.

The Environmental Health Officer recommends the below conditions:

PROPOSED CONDITIONS

1) Construction Management Plan

No development shall take place (or such other date or stage in development as may be agreed in writing by the Local Planning Authority) until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local

Planning Authority, who shall consult with National Highways, WSCC Highways, the council's Environmental Health Team and Ecologist as appropriate. The approved CEMP shall thereafter be implemented and adhered to throughout the construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction. The CEMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

- the phased programme of construction works
 - the anticipated number, frequency, types and timing of vehicles used during demolition/construction (vehicles should avoid the strategic road network during the peak hours off 08:00-09:00 and 17:00-18:00 where practicable)
 - the preferred road routing for all construction traffic associated with the development
 - provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway, including the provision of Temporary Traffic Regulations Orders
 - details of street sweeping
 - details of suppression of dust and dirt arising from the site
 - a scheme for recycling/disposing of waste resulting from works (i.e. no burning permitted)
 - details of all proposed external lighting to be used during works, including location, height, type and direction of light sources and intensity of illumination
 - details of areas for the unloading, loading, parking and turning of vehicles on site
 - details of areas to be used for the storage of plant and materials associated with the development
 - details of the temporary construction site enclosure to be used throughout the course of construction, including access gates, decorative displays and facilities for public viewing, where appropriate
 - contact details for the site contractor, site foreman and CDM coordinator, including out-of-hours contact details
 - details of the arrangements for public engagement/consultation prior to and during the development
 - details of any temporary traffic management that may be required to facilitate the development, including chapter 8 traffic signage
 - measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints and shall be available on site and their availability made known to all relevant parties.

No demolition/construction activities shall take place other than between 08.00 hours and 18.00 hours on Monday to Friday and between 08.00 hours and 13.00 hours on Saturday with no work on Sundays or Bank/Public Holidays.

Reason: In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise-sensitive premises, the safety and general amenities of the area and in the interests of highways safety in accordance with Arun Local Plan and the NPPF policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access

by demolition/construction staff.

2) Unexpected Contamination

If during development, any visible contaminated or odorous material (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present on the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified, independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unexpected contamination shall be dealt with must be submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM4

3) Lighting Scheme

Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Avoidance of Obtrusive Light' (GN01:2026) and:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging.

b) Show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.

Reason: In the interests of the amenities of the area, the site's biodiversity (particularly in respect of bats), the interests of minimising crime, the interests of road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

ECOLOGY

Whilst not requested in the notification letter, ADC Ecology have also provided comments. There are no concerns regarding the draft S106 agreement and the Council support the use of the HMMP condition attached to a different permission for similar works at Comet Corner (M/73/25/WS).

OTHER MATTERS

Following discussion with the Planning Officer dealing with the application, a few questions were raised regarding the proposal and the neighbouring housing development at Climping.

It does not appear as if any detail was secured under the outline regarding the roundabout, with the approved illustrative masterplan showing the area as open space and this was secured under the S106. It did secure the safeguarding of the land and its transfer to WSCC Highways for future highways works. There are two access plans which were approved under the outline however these do not relate to the roundabout proposed and it does not appear that the outline application approved the roundabout in principle.

As shown in Appendix C of the Planning Statement May 26 P03. Some correspondence has taken place with the council who confirm that should amendments be required to ensure the proposed development and the delivery of the housing development accords with each other, then any discrepancies between the plans are likely capable of being addressed should permission for the roundabout be granted. The quantum of POS in the housing development far exceeds minimum standards set out in the Council's SPD as such there should be no policy conflict and regularisation would likely be supported.

The landscaping general arrangements Plan 2 of 7 Rev H LO2 approved under the reserved matters show native buffer planting and retained woodland corridor along the southern part of the site. This falls within the land proposed for the highway works. From the general arrangement plan submitted under WS/038/26 it appears as if the layout would accommodate the approved landscaping although it is noted that some amendments may be required as works progresses and this is likely acceptable.

With reference to condition 20, this states no more than 25 dwellings shall be occupied until a scheme of highway improvements has been completed in general accordance with Plan 4724/014 Rev A at the Oyster Catcher junction, with precise details to be agreed. I believe they would need to comply with this condition or agree alternative works prior to occupation of more than 25 units.

With regards to lighting, whilst the Environmental Health Officer has requested a condition, a plan has been submitted showing their location along the highway and distance from kerb and a lighting contour plan which appears to be appropriate. It doesn't appear if there is an elevational plan to show what the lights will look like, nor the intended level of illuminance. The officer should be satisfied this has been addressed in the absence of a condition.

I trust this information is of assistance to you.

Yours faithfully

A handwritten signature in black ink, consisting of stylized, cursive letters, likely representing the initials 'ML'.

Neil Crowther
Group Head of Planning