**WEST SUSSEX COUNTY COUNCIL** **DATE: 18/3/2010**
**INFRASTRUCTURE CONSULTATION**

**FROM:** **Liam Riddy** **TO: Arun District Council**
**FAO: Eve Hearsey**

**SUBJECT:** **CM/2/10**

**Land to East of Unit N, Rudford Industrial Estate, Arundel**

**CoU of agricultural land to provide parking area**

**CONSULTATION DATE: 11/2/2010**

**RECOMMENDATION:**

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|---|---|---|---|---|---|
| **Advice** | X | **Modification** | | **More Information** | |
| **Objection** | | **No Objection** | | **Refusal** | |

**S106 contribution: £ N/A**

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**The Highway aspect of this application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.**

WSCC considers issues of highway safety, capacity, ecology, archaeology and landscape architecture regarding this application.

**Highways**

West Sussex County Council has been consulted on Highway Matters for this industrial estate on several occasions; however no consultations have been conducted for this part of the site.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

From an inspection of the plans alone, it would appear that there have been concerns over a lack of vehicle parking at the site for some time. The proposal would help to address this issue, and WSCC would not anticipate any highway safety issues to arise as a result.

It should be noted, however, that safe and convenient public access is to be available at all times across the full width of the legal line of Footpath 175. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

**Ecology**

No strategic ecological objection.

**Archaeology**

The land in the vicinity of Rudford Industrial Estate and Ford Airfield is known to have potential for archaeological evidence of prehistoric and Romano-British date based on previous archaeological recording in advance of development. However, providing that the preparation

(groundworks) and depth of sub-base minimise disturbance below present ground level (or can be built up to avoid terracing in) there should not be a need for archaeological monitoring and recording. However, no details of the proposed depth of disturbance have been provided with the application and the maximum level of excavation required to construct the car parking should be confirmed. If a depth below 400mm is necessary I recommend that soil stripping should be undertaken under archaeological supervision provided for by a planning condition.

**Landscape Architecture**

No Strategic Landscape Objection with the following proviso.

Recommend that a condition requesting further tree planting around the boundary of the site to provide screening and to compensate for the loss of greenfield land. 20no mixed feathered and standard nursery stock - Quercus robur (English Oak) pot grown, Fraxinus excelsior (Common Ash) Bare root, and Populus tremula (Aspen) bare root. Planted at 5m centres minimum along the northern and eastern boundary in addition to the proposed hedgerow.

**Liam Riddy**
**Local Development**