

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Jessica Riches
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	29 October 2024
LOCATION:	Land at Ford Airfield Ford
SUBJECT:	F/15/24/RES Approval of reserved matters (layout, scale, appearance and landscaping) following outline permission F/4/20/OUT for phase reserved matters1 (North), for the erection of 340 No. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas and associated works. This application affects a Public Right of Way, may affect the setting of a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

The application is for the approval of reserved matters for 340 dwellings at Ford Airfield. The site forms part of a strategic allocation of 1500 homes approved under reference F-4-20.

A reserved matters application ref F-14-24 is currently being considered full the reserved matters approval off the spine Rd and other associated infrastructure serving the site. At present further information is requested on this application and as such the linkages into this application site can not be taken as fixed.

Access

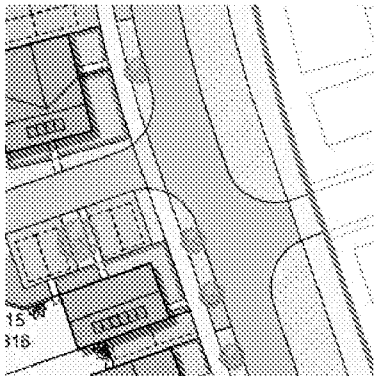
Access to the site is taken from the spine Rd in the form of two priority junctions and two raise table crossroad junctions, additional linkages are shown to a street forming the northern boundary of the linear park and additional linkages into further phases are shown.

Sustainable Transport Linkages

Additional linkages should be provided between the shared used cycle route on the eastern side of the spine Rd and the residential part parcels abutting it.

The continuation of the shared use cycle link alongside the spine Rd is shown to the northern extents of this phase and links into Ford Lane, the off site highway works do not provide an appropriate connection here to allow cyclist to rejoin Ford Lane at this point however I would agree the benefit of providing such a link to enable confident cyclists cycle on road (alternative provision is made within the wider route to Ford Station)

Limited connections to the east of the scheme but within the red line boundary are made, the applicant should clarify if a red line boundary would incorporate the secondary Rd for a future phase or if not these should be provided as part of this application.



Cycle Parking

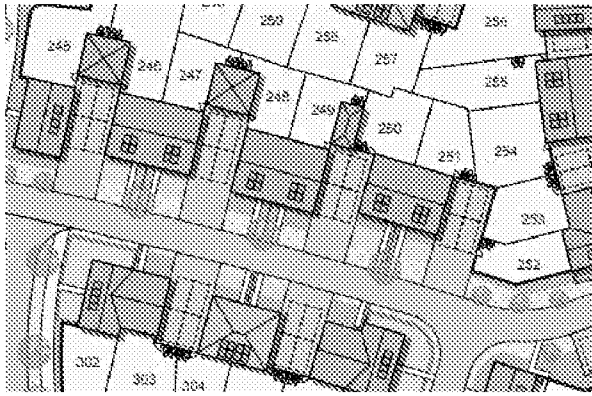
Cycle parking is to be provided in garages, cycle stores, and for apartments within external buildings with Sheffield stands. The approach is acceptable.

Vehicle Parking

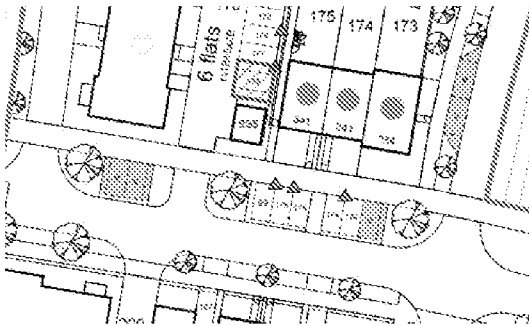
A total of 767 vehicle parking spaces are to be provided consisting of 679 allocated residential spaces, 85 visitor spaces and 3 for the substation. The level of residential spaces is below those specified within the Arun SPD but is within a 10% variation, and visitor spaces in excess of standards.

The visitor parking spaces could be better spaced out throughout the development, there tends to be a over provision of spaces towards the northern extent of the phase.

The extract below shows where additional parking could take place on plot and could present an opportunity for the scheme to be redesigned. The level of properties effected has been reduced since pre application discussions and given the awkwardness of manoeuvres with triple/quadruple parking may not present a problem (e.g the garage wouldn't get used for parking)



EV charging is to be provided in line building regs and Arun standards. WSCC would not adopt areas where EV chargers are present. The area that is likely to be an issue is shown below.



Vehicle Tracking

Tracking details have been provided for a refuse vehicle, fire tender and cars accessing parking spaces unfortunately the plans are in black and white and it is difficult to comment on the acceptability of the tracking provided coloured plans should be provided to me directly.

Vehicle tracking should also be provided on the secondary roads to ensure a refuse vehicle and car can pass each other (with a focus on the bends)

Visibility

In a number of locations trees are to be found in the visibility splays of junctions, whilst this is acceptable with the provision of slim stem and appropriate height trees some very minor adjustments could remove the trees from the splays. It is also noted in other areas the cumulative effect of two trees may impact on the acceptability of the splay some minor movement a proposed trees could remedy this.

Lighting

No details are provided on the street lighting to be provided within the phase, WSCC would expect street lighting to be provided along the primary and secondary roads if they were to be offered for adoption unless there is an underlying planning reason not to do so.

Travel Plan

A Travel Plan has been provided with the application, The outline planning permission secures a travel plan to be provided for the whole residential development and as such no commentary is provided.

Conclusion

Additional Information is requested as detailed above.

Stephen Gee

West Sussex County Council – Planning Services

WSSC Highways response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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

Regards

Stephen Gee

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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