

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Jessica Riches
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	17 March 2025
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). Resubmission of all plans including red line edge. Amended description increasing number of dwellings from 340 to 341 & resubmission of all plans including red line edge.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information / Modification

It is noted that the red line boundary has been amended to remove the western boundary of the site (where linkages to the adjoining land require addressing) and minor changes to the southern boundary are included to incorporate revised visitor parking spaces.

Sustainable transport linkages

No consideration has been provided as to how cyclist could rejoin Ford Lane. No crossing points are shown on the most easterly road without such no consideration to the future phases is provided.

Visitor parking

Spaces have been amended across the development and in general is a slight improvement. Clusters of provision including outside 162-164 (6 spaces) and 65-68 (8 spaces) could still be better spread throughout the development.

EV charging

The proposed EV charging points for 176 and 177 would remain in an area that is likely to be offered for adoption.

Vehicle tracking

Can higher quality and coloured plans be provided. The quality of those on the portal is not sufficient to assess the information.

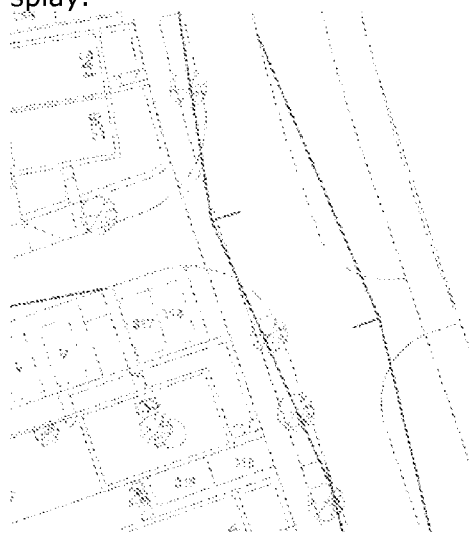
Visibility splays

It is noted that on some side roads the visibility splays appear to cross the front gardens of the properties e.g 27,41, 335, 281. Further information should be provided to detail what visibility would be achievable without crossing front gardens or other measures to keep the splays free of obstructions.

Trees within splays.

An example of the impact of trees within the visibility splay is shown below.

On the northern splay the tree is located directly within the splay and could marginally be moved to remove its impact. On the southern splay two trees are located within the splay.



Conclusion

Additional amendments / Further Information as above is requested.

Stephen Gee

West Sussex County Council – Planning Services

[REDACTED]

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Subject: Response To Application Number F/15/24/RES at Land at Ford Airfield Ford

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Regards

Stephen Gee

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