

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC: Tim Townsend
DATE:	5 th December 2018
LOCATION:	Land South Of, Burndell Road, Ford, West Sussex, BN18 0HR
SUBJECT:	F/16/18/DOC Application for approval of details reserved by conditions imposed on planning reference F/7/15/OUT relating to condition 4 - Foul Drainage Condition 5 - Surface Water Drainage Condition 6 - SUDS Condition 11 - Materials Condition 12 - Construction Management Plan Condition 13 - Archaeology Condition 16 - Ecology Condition 17 - External Lighting Condition 19 - Public Open Space. Revised plan received. Amended CMP received.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

This is the third WSCC Highways and Transport (CHA) response to the above application for approval of details reserved by conditions imposed on planning reference F/7/15/OUT relating to:

Condition 4 - Foul Drainage
 Condition 5 - Surface Water Drainage
 Condition 6 - SUDS
 Condition 11 - Materials
 Condition 12 - Construction Management Plan
 Condition 13 - Archaeology
 Condition 16 - Ecology
 Condition 17 - External Lighting
 Condition 19 - Public Open Space.

Comments below respond to additional information provided by the applicants as shown on 'Site Wide Elements Plan' – Drawing No. 54_15_102_C. CHA comments from previous response in *red italic* text – new comments in *green italics (highlighted text indicates matters requiring amendment)*:

Highways response.

1. Condition 4 - Foul Drainage – *For Local Planning Authority (LPA) to reply to. As previous comment.*
2. Condition 5 - Surface Water Drainage – *Comments will be sent directly to the LPA from WSCC SWD engineers. As previous comment.*
3. Condition 6 – SUDS – *For LPA and/or WSCC engineers to reply to. As previous comment.*
4. Condition 11 – Materials - *For Local Planning Authority (LPA) to reply to. Any works and associated use of materials on the public highway will be responded to separately to the planning process/application through the S38/278 Highway Works Agreement process. As previous comment.*
5. Condition 12 - Construction Management Plan (CMP) – *The following additional information to cover highway matters should be added to the CMP:*
 - *A vehicle routing plan (The CHA wish to comment on this prior to any determination of the application by the LPA). The applicant now confirms that the larger vehicles are to be directed to avoid Ford Road because of the narrowness at the northern end - instead using the A27, A284 Crossbush, A259 and then the B2233.*
 - *Out of hours (OOH) contact details to be added to the plan. In addition to OOH and other contact details being provided to neighbours, the applicant confirms that details will also be displayed on the gates to the site.*
 - *Commitment to regular road sweeping in the event the public highway becomes muddy or covered in debris from the development (this is in addition to wheel washing within the site). The CHA recommend one road sweep per-day rather than per-week. The applicant has said that 1 road sweep a day would be utilised or when necessary to ensure highway remains clear of debris. This implies that it wouldn't necessarily be once a day. Therefore, the applicant should amend to state once a day as a minimum with additional road sweeping to be undertaken when necessary to ensure the highway remains clear of debris.*
 - *Reference to any temporary traffic management and appropriate advance road signing as may be required (including Traffic Regulation Orders). Comments noted.*
 - *Confirmation that all vehicles entering and leaving the site will do so in a forward gear. Comments noted.*
6. Condition 13 – Archaeology – *For archaeologist to respond to. As previous comment.*
7. Condition 16 – Ecology – *For ecologist to respond to. As previous comment.*
8. Condition 17 - External Lighting – *As the scheme is to remain private this is a matter for the LPA to respond to. As previous comment.*
9. Condition 19 - Public Open Space - *For Local Planning Authority (LPA) to reply to. As previous comment.*

Please re-consult with the confirmation of amendments, at which time the CHA will respond further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services