

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Jessica Riches
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	3 December 2024
LOCATION:	Land at Ford Airfield Ford
SUBJECT:	F/16/24/RES Approval of reserved matters following outline permission F/4/20/OUT for phase reserved matters 4 (south), for the erection of 357 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 357 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 a simple priority junction and a raise table crossroad junctions.

Sustainable Transport Linkage

It would be beneficial to provide a plan of where cycling facilities are to be provided within the phase. It is understood that the PROW175 is to be subsumed into a secondary street, pedestrian and cyclist priority at junctions with Copenhagen crossings should be considered.

Linkages are shown to connect into the infrastructure RM application as well as onto Horsemere Green Lane and PROW175.

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 824 vehicle parking spaces are to be provided consisting of 655 allocated residential spaces, 42 garage spaces, 39 unallocated spaces and 85 visitor spaces. 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 extremities of the phase.

EV charging is to be provided in line building regs and Arun standards.

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.

Conclusion

Additional Information is requested as detailed above.

Stephen Gee

West Sussex County Council – Planning Services

Stephen Gee

West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 04 December 2024 09:26
To: Planning Scanning
Subject: FW: Response To Application Number F/16/24/RES at Land at Ford Airfield Ford
Attachments: Response_F-16-24-1.pdf

WSCC Highways response

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From: [REDACTED]
Sent: 03 December 2024 09:40
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Subject: Response To Application Number F/16/24/RES at Land at Ford Airfield Ford

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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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