

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Jessica Riches
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	15 September 2025
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). More information received. Substitute Plans and Documents. Supplementary Plans and Documents.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / No Objection

Additional Information has been provided in the form of revised plans and transport technical note. The comments below build upon my previous response dated 17 March 2025.

Sustainable transport linkages

Copenhagen crossings have been provided along the route of the Prow 175 where it crosses sideroads providing pedestrian and cyclist priority.

Vehicle Tracking

Vehicle tracking has been provided for a refuse tender, fire tender and car parking areas and is acceptable.

Visibility splays.

The location of trees have been shown on the visibility splay plan and are acceptable.

Parking

The location of some EV charging facilities are not shown on the parking plan e.g 105 and 106. There would appear to be no reason why EV charging could not be provided on these plots and as such these could be secured within building regulation requirements.

Conclusion

No objection is raised to the application subject to the following conditions:

Provision of phasing plan for RM 4 area.

Car parking space (details approved – for larger sites)

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking (for larger sites)

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Gee
West Sussex County Council – Planning Services

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Regards

Stephen Gee

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Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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