

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	29/03/2018
LOCATION:	Land to the South of, Ford Lane, Ford, Arundel, BN18 0DF
SUBJECT:	F/4/18/PL Salt storage building, office building, parking & turning area & open storage areas for highways maintenance depot - This is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ n/a See below for breakdown.

Ford Depot is located at the northern end of the former runway at Ford Airfield. It is currently in use for storage, access and parking. The site currently stores 6,000 tonnes of grain each season.

Visibility and Access

Access into the depot from the public highway is at Ford Lane. Ford Lane is a 60mph rural lane with no footways. The access provides very good visibility with no obstructions within the visibility envelope. WSCC raise no issues with the current access and would consider it suitable for the proposed use.

Traffic movements

Grain store – over the 8 month grain season 1,680 vehicles movements by tractor and 25 tonnes lorries will cease due to the new proposals.

Highways Depot – no increase in the number of employees and typical movements are currently 12 a day.

Bleach of Lavant – no increase in the number of lorries (55 have a license). As the site will also incorporate the maintenance and servicing of the lorries, no more movements will be needed to and from the service yard based in Chichester, a reduction on 20 two way movements.

There will be an additional 6 employees, which could lead to an increase in vehicle moments per day however a car sharing culture is well established and the increase is so minimal no immediate issues are raised.

In summary the proposal is most likely to see no change in traffic movements, and may even see a reduction.

Construction Management Plan

A plan should be submitted to the LPA as soon as possible to ensure any construction related issues have been considered and safety measures or plan implemented prior to commencement of the works.

To summarise the increase in vehicle movements associated with the new proposals will be negligible. The site will continue to operate as usual and not create any highway safety or capacity issues.

Alison Meeus
West Sussex County Council – Planning Services

CONDITIONS

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details 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.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

