

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council <u>FAO:</u> Mrs. A. Gardner
FROM:	<u>WSCC</u> – County Highways Authority: Tim Townsend
DATE:	6 th September 2019
LOCATION:	Land At <u>Toddington</u> Farm North And West Of 1 To 3 <u>Toddington</u> <u>Toddington</u> Lane <u>Littlehampton</u> <u>BN17 7PN</u>
SUBJECT:	<u>LU/248/19/DOC</u> Approval of details reserved by condition imposed under ref APP/C3810/W/18/3197149 (LU/162/17/PL relating to Condition Nos 8 - materials & finishes, 9 - landscaping scheme, 10 - Construction Management Plan, 13 - visibility splays, 14 - pedestrian visibility plays, 16 - cycle parking and 18 - street lighting.
DATE OF SITE VISIT:	n/a - for purposes of this specific planning application.
RECOMMENDATION:	More information required
S106 CONTRIBUTION TOTAL:	n/a for purposes of this specific planning application.

This is the WSCC County Highways (CHA) response to the above planning application for approval of details reserved by condition imposed under ref APP/C3810/W/18/3197149 (LU/162/17/PL relating to Condition Nos 8 - materials & finishes, 9 - landscaping scheme, 10 - Construction Management Plan, 13 - visibility splays, 14 - pedestrian visibility plays, 16 - cycle parking and 18 - street lighting.

CHA comments.

1. Condition 8 (materials and finishes) – Surface finishes on highway land must meet WSCC requirements. These will be considered at the S38/278 stage. However, parts of the proposed steps, ramp and 'internal' footpath are shown on highway land with some immediately adjacent to it. WSCC would not accept these on highway land nor any structures to support them. Therefore, formal Stopping-Up of highway would need to be secured by the applicant prior to anything being constructed. Details of the process can be made available by contacting WSCC Legal Services Team. The applicants should, in the meantime, provide a plan showing their scheme overlaid on a plan showing the extent of public highway as well as this will establish which areas are affected by the proposals. With regard to treatment where any paths emerge to the back edge of the proposed public footway running around the eastern and northern parts of the site, guard railing would be required to be included on the highway for safety reasons. Please show. Details of footway termination points and the same at the site access junction (e.g. pram ramps, tactile paving, visibility etc.) would be finalised at the S38/278 Agreement stage.
2. Condition 9 (landscaping) – The proposed species for the hedgerow and trees adjacent to the footway are suitable and characteristic of a more rural location, despite the increasing housing development in the vicinity. The trees are a more compact form of field maple and a medium sized tree at maturity. However, it is preferable to adjust the species mix of the hedge, reducing the blackthorn component, increasing the hawthorn component and removing the beech so that the mixture is along these lines: 60% hawthorn; 4 x 10% minor species.

There is conflict between the lighting column plan and the planting plan – in places, columns are shown right next to trees so this needs adjustment. Similarly, all drainage and

ducting for services MUST not conflict with the planting to avoid damage if repairs / replacement is needed in future.

A long term maintenance plan for the planting should form part of the planning consent.

Details of what edge restraints are proposed for the footway to be provided. Is a fence proposed behind the hedge or in front of it? Ideally not, but a temporary one may be necessary to protect the planting as it becomes established.

Finally, there does not appear to be any reference to protection for the hedging/shrubs – are shrub shelters/stakes/other guards proposed?

Please note that much of the planting shown on the drawing would be on land currently forming part of publicly maintainable highway. Therefore, if found to be acceptable, commuted sums would be required for long-term maintenance.

3. Condition 10 (Construction Management Plan) – The following items should be added to the CMP:
 - Construction routing plan to demonstrate no access to or from the south. All deliveries to enter from and leave to the north to avoid Toddington Lane and the adjacent railway crossing.
 - A plan showing parking for contractors and visitors on the site clear of the public highway.
 - A plan showing areas for materials storage on the site and clear of the public highway.
4. Condition 13 (visibility splays) – The splay in the leading traffic direction (so looking south from the access point) appears acceptable. However, the one to the north (so trailing direction) only measures 23m. It is recommended that it be extended back into the site and then shown extending further northwards into the carriageway. Also, some form of structure appears to be shown in front of plots 1-3 which is on public highway. No structure would be permissible on highway land. Further details required.
5. Condition 14 (pedestrian visibility splays) – The pedestrian visibility splays are shown incorrectly. They should be provided where access points (vehicular and pedestrian) emerge to the back-edge of any footway (i.e. the stairs and ramp). A further splay (suitable for peds/motorists) should be shown at the western-end of the proposed footway as this is where pedestrians will be interacting with the carriageway given that the footway terminates at this point.
6. Condition 16 (cycle parking) – Generally acceptable. However, access for plot 6 is not shown and access to shed to rear of plots 4/5 appears somewhat restricted. Shed would benefit from being moved slightly further westwards away from the access gate.
7. Condition 18 (street lighting) – Street lighting on land forming part of the public highway will be considered through the S38/278 Agreement process required to construct on land forming public highway – including access works.

Please re-consult with the additional information required, at which point, the CHA will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services