

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	WSCC - Highway Authority
DATE:	17 December 2021
LOCATION:	Central Wetland Area Hampton Park Toddington Lane Littlehampton BN17 7PL
SUBJECT:	LU/369/21/RES Approval of reserved matters following outline consent LU/47/11/ (amended under LU/182/15/PL) for the main on-site infrastructure at Hampton Park and encompasses: 1) the Central Wetland Area, 2) the main spine road and crossing structures & 3) the SUDs features.
DATE OF SITE VISIT:	n/a (desktop study undertaken)
RECOMMENDATION:	More Information Required
S106 CONTRIBUTION TOTAL:	n/a (SEE S106 AGREEMENT FOR OUTLINE CONSENT)

This is the WSCC County Highways (CHA) response to the above planning application for approval of reserved matters following outline consent LU/47/11/ (amended under LU/182/15/PL) for the main on-site infrastructure at Hampton Park and encompasses: 1) the Central Wetland Area, 2) the main spine road and crossing structures & 3) the SUDs features.

Response.

Having looked at the plans and supporting information for the planning application, it is unclear as to the full extent of the areas the CHA is being asked to consider. However, following exchanges of emails with the case officer, it has been explained that the applicant has split the proposals as follows:

- **LU/369/21/RES** (i.e. Central Wetland Area and western part of the Central Spine Road; and,
- **LU/206/21/RES** (Phase 5 and southern part of Central Spine Road linking up with Toddington Lane).

As such, the CHA will consider that as described in bullet point 1 above. Namely:

- The first section of spine road running over the 'bridge' (so section connecting Phase 4 with the start of Phase 5)
- The structures including 'bridge' leading to and through the central wetland area

If the CHA's interpretation of this is incorrect then the case officer should inform the author as soon as possible.

1. Spine road (first section as described above) – It is unclear from the drawings as to the extent of road requiring consideration, particularly as the red edging seems to

extend around the whole spine road. However, considering the first section of road shown on the drawings running over the northern 'bridge', it appears to follow a predominantly straight alignment although this curves slightly southwards east of the proposed 'BeBo' arch. It also appears to have slight gradients on both approaches although this isn't wholly clear from the drawings. A carriageway 'narrowing' appears to be shown centrally on the road crossing the 'bridge'.

On the northern side of the road runs a footway and verge. On the southern side runs a shared foot and cycle way and verge.

In order for the CHA to consider the design further, a short design check using DMRB and LTN 1/20 and a Stage 1 Road Safety Audit (and Designer's Response) should be provided.

The applicant should also clearly show what section of road is being considered in said documents.

With regard to the Central Wetland Area, the paths within it need to be provided with street lighting for both safety and to encourage use, particularly given that the route runs to and from the proposed community facility and school. And, guardrail (or similar) should be provided along both sides of the path. These should follow the advice given in LTN 1/20 with regard to design and location thereof. Plan to be provided to show the detail of this.

2. The structures – As for the road, it is unclear as to the extent of the scheme which the CHA is being asked to consider. The plans imply just the crossing under the northern section of the spine road as referred to in point 1 above. However, the description in the planning application and extent of red edging appears to cover all of the central wetlands area.

From consideration of the plans on the ADC Planning portal, WSCC structures comments are as follows:

1. The planning portal shows plan drg. 35944/1507/003 rev P04 (for the BEBO arch). This is the same drawing WSCC have in the AIP that has been approved.
2. There's a drg. for the piles and piles caps (drg. 2231-001 & 002) that WSCC hasn't seen previously but wouldn't expect to see until the awaited Design and Check submission (which will also require approval) prior to construction.
3. Similarly, there are some BEBO installation and technical drawings (refs docs ending ...E15.5MT/004 & 002), that WSCC hasn't seen before as part of a TA submission. Again, the final technical issues would need to be considered through the Design and Check process (which will also require approval) prior to construction.
4. The structures engineer has found a couple of pipes under the road (ref the 1st set of 'drainage plans and appendices') but these are below the WSCC 900mm diameter threshold for interest. However, these might be checked again at detailed design stage.
5. On the second set of 'drainage plans and appendices', on the first page it shows 3No. culverts all of which are 2m span but only 1.0m high. These are below the 1.2m minimum headroom defined in CD 529. Applicant to note that a headroom above the minimum is expected.
6. Following on from the above, the TA process for the BEBO arch appears to be well underway, but the same TA process for the 3No. culverts will need to be followed. As always, early engagement from the applicant's designer with both the LPA and WSCC is recommended.

Applicant to respond to all the above.

Conclusion.

Additional information is required in order that the CHA can consider the proposal further. The details of what is required can be found in the text above.

Please re-consult when available.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services