

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	1 February 2021
LOCATION:	Land at Bilsham Road
SUBJECT:	Y/155/20/DOC Approval of details reserved by condition imposed under ref Y/91/17/OUT relating to Condition Nos 7 - landscaping & layout, 8 - Arboricultural Method Statement & Tree Protection Plan, 10 - surface water drainage, 13 - Ecological Management & Mitigation Plan, 15 - external lighting and 21 - Travel Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Introduction

Planning application Y/155/20/DOC seeks discharge of conditions 7 Landscaping & layout, 8 Arboricultural Method, 10 surface water drainage, 13 ecological management & mitigation plan, 15 external lighting and 21 travel plan.

The relevant conditions to the Highway Authority and WSCC's view upon them is provided below.

Condition 7 Landscaping

Condition 7 amongst other aspects requires details of the landscaping and details of footpaths. The applicant has provided details of the footpaths in areas of open space/landscaping which are assumed not to be offered up for adoption by the Highway Authority. These are proposed as a hoggin bound gravel footpath. No details are provided in relation to the proposed material of the footpaths adjacent to the carriageway which may be offered up for adoption the specific construction materials for these can be agreed through a Section 38 agreement between the applicant and developer.

From reviewing the landscaping plans the majority of landscaping appears to be on private land, however some areas of landscaping could be within the extent of land to be offered for adopted highway. The applicant should note that any landscaping within the adopted highway could be liable for commuted sums for their ongoing maintenance or have to be privately maintained and appropriate licenses entered into with the Highway Authority.

WSCC as Highway Authority has no objections to the approval of condition 7.

Condition 15 External Lighting

The applicant has submitted a lighting specification and detailed on a plan where they propose lighting columns to be located. If the roads are intended to be adopted the street lighting shall have to be in accordance with WSCC PFI Street Lighting Contract.

WSCC Street Lighting Engineer has confirmed that the proposed design accords with the requirements of the PFI contract.

Therefore WSCC as Highway Authority has no objections to the discharge of this condition. Should the street lighting design change then WSCC should be reconsulted.

Condition 21 Travel Plan

WSCC's Travel Plan Officer is currently assessing the submitted Travel Plan and shall provide comments shortly.

Steven Shaw
West Sussex County Council – Planning Services