

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stuart Malcolm
FROM:	WSCC – Highways Authority
DATE:	2 May 2024
LOCATION:	Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex
SUBJECT:	DM/24/0446 The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access. More information received on 25th April 2024.
RECOMMENDATION:	No Objection

WSCC Highways have previously commented on this application. A number of points were raised concerning different aspects of the proposals. The Applicant has submitted further information to address these matters.

With regards to the matters previously raised, the following additional comments would be offered.

Access – The principle of the access arrangements was accepted by WSCC. The only change is the increase in kerb radii as requested by WSCC. Whilst the access drawing (Proposed Access Arrangements, drawing number 1723/08 revision B) doesn't include any dimensions, the covering email specifically references increased kerb radii. As such, it is understood that this change has been made.

Traffic Data – The traffic surveys referenced within the Transport Assessment and subsequently used to determine the stopping sight distances have now been provided as requested. No further action is required concerning this point.

Road Safety Audit Response Report – An editable version of the RSA Response Report was requested to enable WSCC to complete their respective sections. The version provided is editable but is incomplete and doesn't include the RSA Decision log within appendix D.

As suggested by WSCC, it would be easier for the Response Report to be agreed between the Applicant's Transport Consultant and WSCC directly, and then submitted in support of the current application. It's recommended that the Applicant's Transport Consultant approaches WSCC directly to agree the RSA Response.

Framework Travel Plan – This has been updated following WSCC Highways suggestions. The Framework is considered acceptable. A full travel plan will be reviewed by WSCC at the appropriate stage. This will need to be subsequently implemented and monitored by the Applicant. Again, no further action is required at this stage.

In summary, whilst there is the matter of the RSA Response that does need to be completed, the proposal in all other respects is considered acceptable and appropriate when viewed against the paragraphs 114, 115, 116, and 117 of the NPPF.

If minded to permit this application, the following conditions and s106 obligations are recommended.

Conditions

Access

No part of the development shall be first occupied until such time as the vehicular and pedestrian accesses, including the ancillary lengths of footway, serving the development have been constructed in accordance with the details shown on the drawing titled Proposed Access Arrangements and numbered 1723/08 revision B.

Reason: In the interests of road safety.

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.

Informative

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence

to undertake any works within the highway prior to the agreement being in place.

S106 Obligations

Prior to occupation of any dwelling, to implement a scheme of sustainable transport improvements as shown on drawing titled 'Proposed Highway Improvements' and numbered 1723/09.

Prior to occupation of any dwelling, to implement a full travel plan based on the details contained within the framework travel plan dated April 2024 or as may otherwise be agreed with WSCC.

To pay the travel plan auditing fee of £3815.

Ian Gledhill
West Sussex County Council – Planning Services