

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSCC – Highways Authority
DATE:	3 September 2024
LOCATION:	Berkeley Homes Development Site Worthing Road Southwater RH13 9BT
SUBJECT:	DC/19/2464 Erection of 94 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater (Amended description).
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	Advice

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the above proposals for highway safety, capacity and accessibility considerations at the above site.

The LHA commented on the proposals for phase 5 of the development in December 2019 under this application reference. The LHA did not raise any objections to the proposals.

As a result of changing market conditions, the applicant is proposing some amendments to Phases 4 and 5. The total number of units is the same across Phases 4 and 5, albeit 14 have been moved from phase 4 to phase 5 as three apartment blocks have been removed.

Comments on Changes

No changes are proposed to the sites overall access strategy, with the latest development being in accordance with the earlier outline application.

The proposed layout is comparable to the original planning application submission, with necessary changes to accommodate the additional 14 homes and revised mix. The proposed parking standards are in line with the LHA's required parameters. The applicant has provided a revised swept path diagram for a refuse tender, which are accepted.

Comments on Construction Environmental Management Plane (CEMP)

The supporting information includes a CEMP which the LHA has reviewed as part of this consultation response, comments are as follows:

- Access via existing phases
- Vehicle routing to site compound shown and turning areas.
- Material and plant storage areas shown.
- Wheel washing at site entrance/exit.
- Holding areas for deliveries shown.
- Contractor parking shown. Car sharing will be promoted.
- Extent of site boundary and hoarding shown.

- Recommended route for construction vehicles on wider strategic road network and A24 is noted.
- Frequency of different types of vehicles set out within the CEMP.

In principle the LHA are satisfied with the information provided within the CEMP and would be satisfied that the condition criteria have been met.

Conclusion

Based on the submitted information submitted there would be no LHA objections to the proposed amendments.

Jamie Brown**West Sussex County Council – Planning Services**