

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	West Sussex County Council <u>FAO:</u> Chris Bartlett
<b>FROM:</b>	<u>WSCC</u> - Highways Authority
<b>DATE:</b>	<u>28<sup>th</sup> April 2021</u>
<b>LOCATION:</b>	Evergreen Farm, West Hoathly Road, East Grinstead, RH19 4NE
<b>SUBJECT:</b>	WSCC/004/20- Restoration of the former Standen Landfill site with a woodland and pasture landfill cap system
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection
<b>S106 CONTRIBUTION TOTAL:</b>	n/a

### Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on matters relating to highway safety and capacity at the above site. This application (WSCC/004/20) follows the withdrawal of similar application from 2019 (WSCC/061/19). The revised application is, in part, an attempt to address matters raised by consultees and third parties during the original application, in particular those of the LHA which are outlined in more detail in the report below.

The proposals relate to the former landfill operation. Contamination has the potential for a high risk to human health from landfill gas and groundwater leachate emissions to controlled waters. This application requests permission for "Restoration of the former Standen Landfill site with a woodland and pasture landfill cap system". The site will operate 07.00 to 17.00 Monday to Friday and occasionally Saturdays 08.00 to 13.00. The proposals are supported by way of a revised Transport Statement (TS). There are no changes to the access arraignments as part of these proposals. The site has two accesses both onto West Hoathly Road one to the north and one to the south. West Hoathly Road is a 'C' class road subject to a 60 mph speed limit.

### Comments

In our previous comments the LHA requested further information on the following points:

- Routing Agreement-providing more clarity on which road network HGV's will enter
- A commitment to a Section 59 (S59) Agreement by the applicant
- Stage 1 Road Safety Audit (RSA) on the access

Comments on each of the 3 points raised is provided below.

**Routing Agreement-** The LHA is satisfied with routing agreement proposed within the TS, the route itself has been subject to Stage 1 RSA as outlined below.

**Section 59 (S59) Agreement-**The applicant has confirmed they are agreeable to controlling vehicle deliveries to outside of peak hours (9.30 - 15.30) and will commit to a S59 agreement to ensure the highway is maintained and damage repaired along the routeing. Should planning consent be obtained the applicant will need to liaise with the Area Highway Manger on the details of the S59. The Area Highway Manager has been notified of this development it should be added.

**Stage 1 RSA**-As requested a Stage 1 RSA has been undertaken in accordance with GG/119 parameters. The RSA makes two recommendations.

A Design Team response to the RSA has also been prepared. All matters raised in the RSA have now been addressed in accordance with the Auditor recommendations and there are no outstanding matters raised through the audit process.

One particular point confirmed in this latest consultation is regarding point 3.1.1 of the RSA which requires localised widening at each end of narrow section of carriageway along West Hoathly Road. The applicant has obtained formal Highway Boundary information from the LHA to determine the exact extent of public highway.

Widening of 0.5m x 12m to provide a passing bay for larger vehicle (contained within Appendix B of the TA) can be achieved. The Safety Auditor has been commissioned to pass particular comment on their observations during the Audit. The LHA would concur that the widening would serve as an improvement to the existing pinch points along West Hoathly Road. The works to widen the sections would be subject to a further Technical Check and a Stage 2 RSA, this would however be completed post any planning consent with our Highway Agreements Team. It has been agreed with the Area Highway Manager that the widening should stay in place on completion of the works at Evergreen Farm as they would provide an overall improvement to the local highway network.

### **Conclusion**

The information relating to the Stage 1 RSA has now been addressed as outlined above. Other aspects of the application have been addressed in our earlier consultation correspondence.

On that basis we would be in a position to support the proposals from the highway perspective subject to the following conditions:

### ***Access and Road Widening***

*Access (Access to be provided prior to commencement of operations)*

No operations associated with the development shall commence until such time as the vehicular access and road widening serving the development has been constructed in accordance with the details shown on the drawing titled 'Access Plan' and numbered 1098101 P6.

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.

### **INFORMATIVES**

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

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.

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