

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO	West Sussex Planning Authority Jane Moseley
FROM	West Sussex Highway Authority Matthew Bartle
DATE	21 April 2020
LOCATION	Knepp Castle Estate West Grinstead
SUBJECT	WSCC/019/20 construction of landscape enhancement features using imported inert material, together with the provision of public access and amenity; comprising revised landform and details to WSCC/029/18/SP
RECOMMENDATION	More information

Having reviewed in detail the transport statement provided by the applicant, the highway authority has no objection to the principle of the application. However, prior to lending the proposal its full support, the authority requires the following further information in order to complete the picture:

- A completed road safety audit decision log in line with GG119.
- Signatures for the road safety audit response report (designer's response) included with the road safety audit.

(It is appreciated that the road safety audit raised no issues. The log and signatures are required to enable the designer and the authority to meet administrative obligations under GG119.)

- Confirmation of the authority's assumption that the stand-alone industrial unit (B & G Machining) access to the A24 is currently in use.
- Proposals for the physical treatment of the two proposed access closures on the A24, i.e. will traffic regulation orders be required to close the accesses and how will the highway verges be reinstated? Much of the access areas are currently within the adopted highway and yet are not within the planning application boundary.

Public rights of way

We note that the proposal includes relocation of a previously agreed public right of way. We assume that the County Council's Public Rights of Way Team has been consulted on the application.

Traffic impact

The proposal is to import 250000 cubic metres of inert waste to the site over a three-year period. The transport statement demonstrates that this will be broadly equivalent in terms of large goods vehicle numbers to the current permission and evidence-based volume to date.

There is no evidence of road accidents associated with lorry movements at the current site entrance on the A272.

There is expected to be some small-scale redistribution of traffic associated with the closure of the Hill House Farm and B & G Machining accesses to the A24. The transport statement asserts that this is likely to have a positive impact on road safety. While the Castle Lane and A272 accesses will see slightly more traffic than at present after the access closures, the authority sees no reason to disagree with this assertion.

Access closures

In principle, the two proposed access closures are accepted by the highway authority. It will be necessary for the applicant to provide the information alluded to above before we comment further.

Conditions

We assume that, if the application is approved, similar conditions will be required by the planning authority to those for previous consents for the landscaping. A further suggested condition is as follows:

Prior to the commencement of the works permitted, the developer shall submit for the written approval of the planning authority a programme for the proposed A24 access closures in line with the construction of access roads within the site. The developer shall then implement the road closures according to the approved programme, obtaining all necessary consents and orders, and reinstating the highway verges at the accesses in consultation with the highway authority.

ENDS