

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSCC - Highways Authority
DATE:	3 September 2021
LOCATION:	30 Ellis Close, Arundel, BN18 9LG
SUBJECT:	AB/113/21/DOC Approval of details reserved by condition imposed under AB/39/18/PL relating to conditions 3-Construction Management Plan, 4-surface water drainage & 5-foul & surface water sewerage disposal.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AB/39/18/PL which sought erection of 3 x 2 bedroom dwellings with associated parking & landscaping.

Ultimately no highway safety or capacity concerns were raised, consent was granted by the Local Planning Authority.

This application seeks to deal with plans and details submitted in relation to conditions 3 (construction management plan), 4 (surface water drainage) and 5 (foul & surface water sewerage disposal) of the aforementioned planning approval.

No highway safety or capacity comments are required in relation to conditions 4 or 5.

Condition 3 – Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a. An indicative programme for carrying out of the works;
- b. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- c. the parking of vehicles of site operatives and visitors;
- d. loading and unloading of plant and materials;
- e. storage of plant and materials used in constructing the development;
- f. measures to control the emission of dust and dirt during construction.

Reason: In order to protect the amenity and living conditions of neighbouring properties in accordance with policies D DM1, T SP1, QE DM1, QE DM2 and QE DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to work starting.

The applicant has submitted a Construction and Environmental Management Plan to satisfy the requirements of this application.

After review of the submitted plan it appears that matters relating to parking, delivery and storage will be contained within the confines of the site. As such the principle of the Construction and Environmental Management Plan is considered acceptable to the Highways Authority.

It is noted that the application includes off site highways works to access point from Ellis Close. Traffic management measures to facilitate these works will be included within the Section 278 works

The principle of the development also includes the intention to 'Stop Up' two sections of existing public highway.

Notwithstanding the above the site set up plan within the Construction and Environmental Management Plan details the construction site 'outline'. It is not clear if all of these areas will be enclosed with heras fencing / hoarding.

The location of any heras fencing / hoarding should be made clear as part of the Construction and Environmental Management Plan, particularly given the intention to 'Stop Up' some sections of public highway, so that a suitable informative can be provided if the fencing will obstruct the public highway.

Please raise with the applicant and re-consult.

Ian Hayward
West Sussex County Council – Planning Services