

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Katie Sharp
FROM:	WSCC - Highways Authority
DATE:	30 May 2022
LOCATION:	The Grange, Westergate Street, Westergate, PO20 3SQ
SUBJECT:	AL/55/22/DOC Approval of details reserved by condition imposed under AL/28/21/PL relating to conditions 3-schedule of materials and finishes, 5-Construction Management Plan, 6-protection of dwellings from noise and vibration from railway line, 8-covered and secure cycle parking, 9-level survey, 10-surface water drainage, 11-foul drainage system, 13-landscaping, 15-Landscape and Ecological Management Plan and 16-electric vehicle charging points.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

This proposal seeks the approval of details reserved by Conditions 3, 5, 6, 8, 9, 10, 11, 13, 15 and 16 of approved application AL/28/21/PL. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application AL/28/21/PL, raising no highway safety concerns.

Condition 3 – Materials and Finishes

No highway comments.

Condition 5 – Construction Management Plan

Condition 5 is as follows:

"No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and been 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:

- a) Measures to minimise the noise generated by the construction process, proposed method of piling for foundations, the careful selection of plant and machinery;*
- b) The parking of vehicles of site operatives;*
- c) Loading and unloading of plant and materials, including permitted times for deliveries;*
- d) Storage of plant and materials used in constructing the development;*
- e) Measures to control the emission of dust and dirt during construction;*
- f) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted."*

The applicant has submitted a Discharge of Condition (DOC) statement and Site Set-Up Plan (1251/FIGURE 1), which aims to address the above-mentioned requirements for Condition 5. Having inspected both the Statement and Site Set-Up plan, the LHA is satisfied that the details provided meet the requirements for Condition 5 and that Condition 5 can be discharged.

Condition 6 – Noise and Vibration Protection

No highway comments.

Condition 8 – Covered and Secure Cycle Parking

Condition 8 is as follows:

"No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans to be submitted to and be approved in writing by the Local Planning Authority."

The applicant has submitted a Site Plan (DP103), which demonstrates that cycle parking will be accommodated within the proposed garages. The garages are of sufficient size to be considered for secure cycle parking provision, and as such can provide cycle parking in accordance with WSCC Parking Standards.

In summary, the LHA is satisfied that Condition 8 can be discharged.

Condition 9 – Level Survey

No highway comments.

Condition 10 – Surface Water Drainage

No highway comments.

Condition 11 – Foul Drainage System

No highway comments.

Condition 13 – Landscaping

No highway comments.

Condition 15 – Landscape and Ecological Management Plan

No highway comments

Condition 16 – Electric Vehicle Charging Points

Condition 16 is as follows:

"No development above damp proof course (DPC) level shall take place until details of the Electric Vehicle Charging Points serving the 2 dwellings have been submitted for approval in writing by the Local Planning Authority. The approved charging point(s) shall be installed prior to occupation of the 2 dwellings and thereafter will be permanently retained and maintained in good working condition."

The applicant has submitted a Site Plan (1251/FIGURE 3), demonstrating the location of two Pulsar Plus EV charging points within two of the proposed garages.

In summary, the LHA is satisfied that Condition 16 can be discharged.

Kyran Schneider
West Sussex County Council – Planning Services