

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	16 July 2021
LOCATION:	Land West of Fontwell Avenue, 1 Fontwell Avenue, Eastergate, PO20 3RU
SUBJECT:	AL/90/21/DOC Approval of details reserved by condition imposed under ref AL/136/17/PL relating to Condition Nos 3 - surface water drainage, 4 - site set up during construction and 5 - vehicle wheel-cleaning facility.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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 AL/136/17/PL which sought erection of a pair of semi-detached houses & new access onto A29. Ultimately no highways concerns were raised, and consent was granted by the Local Planning Authority.

This consultation response seeks to deal with plans and details submitted in relation to conditions 3 (surface water drainage), 4 (site set up during construction) and 5 (Vehicle wheel-cleaning facility) of the aforementioned planning consent.

No highways safety or capacity comments are required for condition 3.

Condition 4

4

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with the NPPF and policy T SP1 of the Arun Local Plan 2011-31. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction traffic.

The applicant has submitted a statement and set up plan to satisfy the requirements of this condition.

After review of these documents they would be considered acceptable to meet the requirements of condition 4 from the highway perspective.

Condition 5

5

No development shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of road safety and in accordance with the NPPF and policy T SP1 of the Arun Local Plan 2011-31.

The applicant has submitted a statement and set up plan to satisfy the requirements of this condition.

After review of these documents they would be considered acceptable to meet the requirements of condition 5 from the highway perspective.

Ian Hayward
West Sussex County Council – Planning Services