

Performance Report

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14 August 2015

FROM: Dominic Smith TO: Arun District Council
FAO: Neil Crowther

SUBJECT: Application for approval of matters reserved by condition imposed under A/167/14/PL relating to conditions 3, 4, 6, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22 & 23 for schedule of materials, tree protection, prevention of surface water drainage on highway, construction of roads, footways/casual parking areas, Travel Plan, archaeological programme, ecological mitigation report, broadband speed, foul water sewerage disposal, surface water drainage, SUDs system, refuse & recycling bins & decentralised & renewable or low carbon energy source.

Former Pound Nursery, Roundstone Lane, Angmering, BN16 4AL

RECOMMENDATION:



Advice

Modification

More

Information

Objection

Objection

Refusal

No

WSCC have been consulted on the above application as the Local Highway Authority, specifically with regards to the discharge of conditions 10, 11 & 12 which relate to construction of roads/footways/casual parking areas, a Construction Management Plan & a Travel Plan.

Condition 10 – Roads, Footways & Casual Parking Areas details

The proposed S278 & S38 works have now received technical approval, but the legal agreement is not yet in place. The works should be constructed in accordance with the agreed plans.

Condition 11 – Construction Management Plan

A Construction Method Plan has been submitted, in addition to a plan of the construction area and a vehicle routing plan.

These documents set out that in a daily worst case scenario, 40 cars/vans, 2 forklift trucks, 1 dumper truck and 5 large vehicles will visit the site. All vehicles will be routed via the A259 to the south, with some arriving from the A27 via the A280. There will be no access for construction vehicles to Station Road or the northern part of Roundstone Lane beyond the site access. All vehicles will access the construction site via the adjacent David Wilson site using a temporary construction access, and the impact of the construction traffic upon Angmering village will therefore be limited.

Contractor parking will be provided in the adjacent site, presumably within the parking areas that were contained within the information submitted to discharge the conditions attached to A/82/12.

Materials will be loaded/unloaded within the materials storage areas shown on the plan, with one area within the red line boundary and another within the adjacent David Wilson development site. The hours of work on-site have been confirmed as 0800-1700 Monday to Friday, 0800-1300 Saturday and no Sunday working.

The whole site is to be secured with Herras fencing and wheel washing facilities will be shared with the adjacent site, which are situated at each entrance. This will prevent mud and dust from being transferred onto the public highway.

A 'Meet the Builder' event is to be provided prior to commencement, with an open invitation.

Condition 12 – Travel Plan

The submitted Travel Plan has been reviewed, and generally meets our requirements. However, there is no information with regards to remedial actions that would be required should the target not be met – we usually require a second and final round of £150 travel vouchers to be offered to residents.

More information is therefore required before the conditions can be discharged.

Dominic Smith
Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 11 June 2015 15:49
To: SU Local Development
Subject: Planning Consultation on A/67/15/DOC

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/67/15/DOC

Registered: 19-MAY-15
Site Address: Former Pound Nursery Roundstone Lane Angmering BN16 4AL

Description of Works: Application for approval of matters reserved by condition imposed under A/167/14/PL relating to conditions 3, 4, 6, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22 & 23 for schedule of materials, tree protection, prevention of surface water drainage on highway, construction of roads, footways/casual parking areas, Travel Plan, archaeological programme, ecological mitigation report, broadband speed, foul water sewerage disposal, surface water drainage, SUDs system, refuse & recycling bins & decentralised & renewable or low carbon energy source.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 25th June 2015.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr N Crowther who can be contacted on telephone number 01903737500 Ex 37839.

Thanking you in anticipation

Planning Case Officer
Arun District Council

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