

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC
DATE:	22/06/2018
LOCATION:	Land West of, New Barn Lane, Bersted
SUBJECT:	BE/58/18/DOC Approval of details reserved by condition imposed under BE/142/15/OUT relating to conditions 6- maintenance & management of SUDs system, 11- schedule & samples of materials & finishes, 12- Construction Management Plan, 13-plan showing phases of development & 22-location of fire hydrant.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Planning application BE/58/18/DOC seeks approval of conditions associated with outline planning permission BE/142/15/OUT for the erection of up to 90 residential units. The conditions sought being discharged relevant to the Highway Authority are condition 12 in relation to the need to submit a Construction Environmental Management Plan and condition 13 relating to the phasing of the proposed development.

Condition 12 Construction Environmental Management Plan

The proposed CMP proposes several measures to help minimise the potential impact the construction of the site will have on the surrounding road network. These include the provision of a jet washer and road sweeper as necessary, a commitment that all deliveries by HGVs shall be outside network peak hours and that no parking of vehicles related to the development shall occur in the surrounding area and that all loading/unloading will take place within the site. However, the applicant should provide further detail as specified within the condition relating to the following:

- The anticipated number, frequency and types of vehicles used during construction
- The method of access and routing of vehicles during construction and the applicant should note that the Highway Authority would look for the applicant to commit to using classified roads as far as reasonably practical and avoid the use of unclassified/residential roads
- The Highway Authority would also look for the applicant to commit to undertake a condition survey of the local highway prior to commencement of development and invite an officer from the highway area office for Arun District to be present.

Condition 13 Phasing of the development

The applicant states in their covering letter that the Linden Homes phasing plan is included but no phasing plan is included on the planning register. There is a phasing plan included as Appendix B in the CEMP but given it is scanned in as a black and white

drawing it is not possible to determine the exact detail of what is proposed from it.
Therefore the Highway Authority is unable to comment upon this part of the application.

Subject to the applicant providing adequate details of the further information referred to above the Highway Authority shall be in a position to offer no objections to the approval of these conditions.

Steven Shaw
West Sussex County Council – Planning Services