

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	12/11/2018
LOCATION:	Beech Cottage, 99A, North Bersted Street, Bognor Regis
SUBJECT:	BE/88/18/DOC Application for approval of details reserved by condition under previously approved planning permission BE/133/16/PL relating to condition No. 3 (surface water drainage), 4 (flows to watercourses), 5 (watercourse arrangements) & 6 (Site set up).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☒ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 BE/133/16/PL seeking the erection of 1 x dwelling. No highway concerns were raised and consent was granted by the Local Planning Authority. This consultation seeks to deal with plans and details provided pertaining to conditions 3 (surface water drainage), 4 (flows to watercourses), 5 (watercourse arrangements) & 6 (Site set up) of the aforementioned consent.

No highway safety or capacity comments are required for conditions 3, 4 or 5.

6 (Site set up)

6

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 contractors 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 policy GEN7 of the Arun District Council Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it relates to how the site will be organised during construction.

The applicant has provided a site set up plan to fulfil the requirements of condition 6. All materials/plant storage and contractor parking requirements will take place within the confines of the site. Given the opportunity for turning has not been demonstrated the Local Highways Authority would request an annotation on the submitted plan to ensure any reversing vehicle movements out of the site access onto North Bersted Street are undertaken with the aid of a banksman. Subject to this modification no highways concerns would be raised to the plans and details submitted pertaining to this condition.

Ian Hayward
West Sussex County Council – Planning Services