

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Obafemi Okusipe
FROM:	WSCC - Highways Authority
DATE:	10 March 2022
LOCATION:	The Cottage, Highground Lane, Bognor Regis, PO22 0BT
SUBJECT:	BN/18/22/DOC Approval of details reserved by condition imposed under ref BN/17/21/PL relating to Condition Nos 3 - materials and finishes, 5 - Construction Management Plan, 9 - Energy Statement, 13 - surface water drainage, 14 - foul water disposal, 15 - Biodiversity Enhancement Plan.
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.

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 site under application BN/17/21/PL which sought the erection of 1 new dwelling. No highways concerns were raised and consent was granted by the Local Planning Authority.

This current application looks to approve details reserved by conditions 3 (Materials & Finishes), 5 (Construction Management Plan, 9 (Energy Statement), 13 (Surface Water Drainage, 14 (Foul Water Disposal) and 15 (Biodiversity Enhancement Plan) of the aforementioned planning consent.

No highway comments are required for conditions, 3, 9, 13, 14 and 15.

Condition 5 - Construction Management Plan

- 5 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and 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) Route and maneuvering for construction vehicles
- b) Loading and unloading of plant and materials, including permitted times for deliveries;
- c) The parking of vehicles of site operatives and visitors;
- d) Storage of plant and materials used in constructing the development;
- e) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- f) Measures to control the emission of dust and dirt during construction;
- k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To protect the amenity of local residents in accordance with Policies QE SP1, QE DM1, QE DM2 and QE DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to secure details of the mitigation of construction impacts prior to commencing any building works.

The applicants have submitted a construction management plan statement with site set up plan to satisfy the requirements of this condition.

All construction matters are to be contained within private land and not make use of the public highway network, other than for access. The site itself is located some distance from the wider adopted highway network, circa 350 metres.

Given the scale of the proposed it would not be anticipated the construction vehicles generated to implement the scheme will have a significant impact upon the operation of the maintained highway network.

No highway safety or capacity concerns would be raised to the details provided within the construction management plan statement and site set up plan.

Ian Hayward
West Sussex County Council – Planning Services