

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	6 August 2020
LOCATION:	Swallowfield, Eastergate Lane, Eastergate, PO20 3SJ
SUBJECT:	BN/81/20/DOC Approval of details reserved by condition imposed under ref BN/121/19/PL relating to Condition Nos 3 - surface water drainage, 4 - Construction Management Plan, 5 - materials & finishes, 6 - hard & soft landscaping, 7 - drainage scheme, 8 - storage of waste and 13 - renewable energy.
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 Strategic Planning 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.

This proposal seeks the approval of details secured by condition for permitted application AWD/M/0416/20. The site is located on Montague Place, an E-classified road. With due consideration of the above application, the LHA can provide the following comments.

Condition 3 – Surface Water Drainage

No highway comments

Condition 4 – Construction Management Plan

"No development shall take place, including any works or 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. An indicative programme for carrying out of the works*
- b. Details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works*
- c. 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)*
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination*
- e. The parking of vehicles of site operatives and visitors*
- f. Loading and unloading of plant and materials, including permitted times for deliveries*
- g. Storage of plant and materials used in constructing the development*
- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*

i. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders)

j. 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 Policy QE SP1 of the Arun Local Plan."

The applicant has submitted a Construction Management Plan (CMP), outlining the above mentioned requirements. This is supported by a site plan. Having reviewed the CMP and Site plan, the LHA is satisfied that Condition 4 can be discharged, subject to the below comments.

A – No highway comments

B – No highway comments

C – No highway comments

D – No highway comments

E – A designated area for contractor parking on-site has been demonstrated on the site plan.

F – A designated area for loading and unloading on-site has been demonstrated on the site plan.

G – A designated area for storage of plant and materials on-site has been demonstrated on the site plan.

H – The CMP Statement states that hedges fencing will be erected in the necessary places.

I – The CMP Statement states that wheel washing facilities will not be required due to the presence of tarmac at the site. The LHA considers this acceptable.

J – No highway comments

K – No highway comments

Condition 5 – Materials and Finishes

No highway comments

Condition 6 – Hard and Soft Landscaping

No highway comments

Condition 7 – Drainage Scheme

No highway comments

Condition 8 – Storage of Waste

No highway comments

Condition 13 – Renewable Energy

No highway comments

Kyran Schneider

West Sussex County Council – Planning Services