

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	6 June 2022
LOCATION:	74 London Road Bognor Regis PO21 1DD
SUBJECT:	BR/115/22/DOC Approval of details reserved by condition imposed under BR/108/20/PL relating to conditions 5-cycle parking, 6-renewable energy and 7-Construction Management Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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.

This application seeks to discharge conditions 5 -cycle parking, 6-renewable energy and 7-Construction Management Plan of the approved application BR/108/20/PL. Condition 6 is non highways related.

Condition 5 – Cycle Parking

- 5 No part of the development shall be first occupied until secure cycle parking spaces have been provided in accordance with details of their position to be submitted to and approved by the Local Planning Authority. This facility shall thereafter be retained at all times for their designated purpose.

Drawing 001 demonstrates secured area for storing bicycles. These details are acceptable.

Condition 7 – Construction Management Plan

- 7 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. 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. Measures to control the emission of dust and dirt during construction;
 - j. A scheme for recycling / disposing of waste resulting from demolition and construction works
 - k. no burning permitted.

This application is supported by Construction Management Plan prepared by Metz Bros Builders Limited.

- a) Details of this are contained within the CMP
- b) The site manager will inform the local residents regarding the timescales for the proposed works
- c) No highways consideration
- d) No highways consideration
- e) Given the nature of the London Road and the adjoining roads being subject to parking restrictions, the CMP states that parking for contractors can be accommodated within the nearby Bognor Regis train station car park.
- f) Deliveries will take place from 8am – 6pm on weekdays and 7am- 1pm on Saturday. No deliveries will be scheduled on Sundays and Bank Holidays. An appointed banksman will regulate the traffic for deliveries. No deliveries will be stored on the public highway.
Footpath for pedestrians may be diverted, and details of this should be demonstrated on a plan.
- g) The applicant is requested to supply details of storage of materials on a site set-up plan.
- h) No security fencing will be required for this development
- i) No highways considerations

- j) No highways considerations
- k) No highways considerations

To summarise, the LHA requests that details of plant and material storage areas and pedestrian fencing are demonstrated on a site set-up plan, and that further clarification is provided regarding loading and unloading of plant and materials.
Please raise the above with the applicant and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services