

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	20 August 2020
LOCATION:	Chandos Elm Grove Bognor Regis PO21 2SW
SUBJECT:	BR/171/20/DOC Approval of details reserved by condition imposed under ref BR/46/19/PL relating to Condition Nos 3 - Construction Environmental Management Plan, 4 - surface water drainage and 5 - colour schedule of materials and finishes.
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 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.

Site Background

The proposal is for the approval of conditions 3 (Construction Management Environmental Plan (CEMP)), 4 (Surface water drainage) and 5 (Materials and finish).

The site is located on and accessed via Elm Grove, an unclassified road subject to a 30-mph speed limit.

Discharge of Conditions

From inspection of our records, the Local Highways Authority did not request these details at the planning stage for this application.

Nevertheless, The Local Highways Authority (LHA) will provide comments pertaining to conditions 3 (CEMP). No highway comments are required for conditions 4 & 5.

Environmental 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 2011 - 2031. This has been requested by the Council's Environmental Health department and is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction staff.

- a) No highway concerns,
- b) No highway concerns,
- c) No highway concerns,
- d) No highway concerns,
- e) The LHA raise no concerns, however the LPA may wish to consider the amenity issues,
- f) The LHA recommend the applicant contacts the Highways Area Office to discuss a Temporary Traffic Regulation Order (TRO),
- g) The LHA raise no concerns,
- h) The LHA raise no concerns, all hoarding should be kept within land under the applicants control and not within the publicly maintainable highway,
- i) The LHA raise no concerns,
- j) No highway concerns,
- k) No highway concerns.

Conclusion

The LHA are satisfied with the details supplied for the discharge of these conditions.

Stephen Garrard
West Sussex County Council – Planning Services