

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	16 July 2019
LOCATION:	3 Southdown Road Bognor Regis
SUBJECT:	BR/193/19/DOC Retrospective approval of details reserved by condition imposed under APP/C3810/W/16/3153767 (BR/153/17/RES) relating to Condition Nos 5 - trees/bushes/hedges to be retained, 6 - construction method statement, 7 - surface water drainage, 8 - refuse & recycling, 10 - cycle storage (Please note that these houses have already been built).
RECOMMENDATION:	Advice

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.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on discharge of conditions attached to APP/C3810/W/16/3153767. This appears to be the appeal decision notice for BR/84/16 (2 x dwellings) and not BR/153/17.

Condition 6 - Construction Method Statement

Plan 1022-5300 shows site compound area marked blue. Where possible this will be used for contractor parking, storage, loading and unloading of plant and materials. The existing concrete area fronting plot 1 will also be used for deliveries and storage of materials. The Construction Method Statement sets out that there will be ample room for deliveries on site and all deliveries will be supervised by banksman. Whilst turning on site for delivery vehicles has not been demonstrated the LHA are mindful that a banksman will be utilised to supervise reverse manoeuvres to the public highway. Whilst contractor parking could overspill on-street the LHA consider this an amenity issue. Plans and details pertaining to condition 6 are acceptable.

Condition 10 - Bicycle Storage

Bicycle storage will be in sheds on southern boundary of both plots. This is shown on plan 1022-5300. Plans and details pertaining to condition 10 are acceptable.

Katie Kurek
West Sussex County Council – Planning Services