

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	17 May 2019
LOCATION:	Boweries Barnham Road Chichester PO20 3RT
SUBJECT:	EG/22/19/OUT Outline application with some matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works (resubmission following EG/42/18/OUT).
DATE OF SITE VISIT:	3/8/18
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

The applicant has provided additional details in the form of:

- Updated Transport Statement, confirming the level of parking;
- Vehicle Tracking; and
- Provision of written confirmation that a road safety audit would be carried out as part a reserved matters application.

Parking

The covering email indicates a total of 62 parking spaces are to be provided. The Transport Statement has not been updated to reflect this as indicated within the email.

Servicing

Additional vehicle tracking has been provided and is accepted.

Layout

The revised proposed site layout plan shows a connection into neighbouring land via the southern turning head. A turning head/drive is also located close to the boundary of Bexstone House (also included within the strategic allocation and could provide future linkages).

Pedestrian links - Southern

Public Footpath 321 runs along the southern boundary of the site. The strategic landscape masterplan highlights a pedestrian link from the footpath into the development. The footpath is identified as a future cycle link within the WSCC walking and cycling strategy and as such the link into the development should be incorporated as and when layout is considered.

Conclusion

No objection is raised to the application subject to the following S106 and conditions

S106

A financial contribution is requested to support the strategic infrastructure required to deliver development in-and-around the BEW Strategic Location.

Conditions

Construction Management Plan

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,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- 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 Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Stephen Gee

West Sussex County Council – Planning Services