

From: Katie Kurek [REDACTED]
Sent: 20 March 2018 13:38
To: Planning.Responses
Cc: Roger Elkins
Subject: RE: Planning Consultation on EP/24/18/DOC

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 20/03/2018

FROM: Katie Kurek
Council

TO: Arun District

FAO: Anita Gardner

SUBJECT: EP/24/18 - Approval of details reserved by condition imposed under EP/59/17/PL (APP/C3810/W/17/3183667) relating to condition 3-Construction Management Plan.

Tudor Lodge, 125A Sea Road, East Preston, West Sussex, BN16 1NX

RECOMMENDATION:

[More Information](#)

Context

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), has been consulted on discharge of condition on EP/59/17/PL, which was approved by Appeal. The LHA did not raise any highway safety or capacity concerns to the original application for seven dwellings.

In LHA comments to the previous application a number of conditions were advised in the event the application be allowed. The Appeal Decision Notice includes these and the LHA have been consulted regards condition 3 – Construction Management Plan.

Content

The development is accessed via the privately maintained Palm Court and South Strand with the nearest public highway being at the junction with Sea Road ('C' classified and subject to a 30 mph speed restriction). A Construction Management Plan (CMP) document has been provided detailing matters such as the anticipated number, frequency and types of vehicles used during construction, the method of access and routing of vehicles during construction, contractor parking, loading and unloading and wheel washing.

An access from South Strand will be constructed to support the demolition and construction works. The primary access route for delivery vehicles will be from South Strand via Sea Road and up the A27. Banksman will collect the vehicles from the access gate on South Strand where larger vehicles will reverse on to the site under guidance then drive out on to South Strand in forward gear.

It is estimated that 4-5 HGV movements per day will occur during demolition and 2-3 during construction. The LHA would advise that peak times are avoided to promote a minimal impact on the nearby publically maintained highway.

The Site Layout Plan indicates the access area and area for turning within South Strand. No reverse manoeuvres on to the public highway, Sea Road, are anticipated.

There is restricted contractor parking within the site. Whilst there is limited junction protection in the vicinity and on-street parking is limited any illegal parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway.) Both of these acts are enforceable by Sussex Police.

The CMP refers to wheel wash area indicated in orange and welfare units in blue however the document available online is not in colour. Please provide a coloured copy that also clearly marks out any proposed areas for material/plant storage, loading/unloading and the area for limited contractor parking within the site.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 02 March 2018 15:50
To: SU Local Development
Subject: Planning Consultation on EP/24/18/DOC

To: **WSSC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **EP/24/18/DOC**
NO:

Registered: 26-FEB-18
Site Address: Tudor Lodge 125A Sea Road East Preston BN16 1NX
Description of Works: Approval of details reserved by condition imposed under EP/59/17/PL (APP/C3810/W/17/3183667) relating to condition 3-Construction Management Plan.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 16th March 2018.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Thanking you in anticipation

Planning Case Officer

post_cor_email

<http://www.arun.gov.uk>

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