

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	01/02/2019
LOCATION:	55, Sea Lane Gardens, Ferring, BN12 5EG
SUBJECT:	FG/11/19/DOC Application to discharge condition 4 (landscaping) and 9 (Construction Management Plan) in relation to planning application FG/94/18/PL.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

This application is for the removal of conditions 4 and 9 from application no. FG/94/18/PL. Condition 4 does not impact the public highway and therefore the Local Highway Authority (LHA) have no comments on this condition. Condition 9 states:

No development shall be commenced until such a time as a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction and confirming operating hours. This shall include details for all temporary contractors' buildings, plant and stacks or materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access which could compromise highway safety in accordance with policy TPS1 of the Arun District Local Plan and the NPPF.

The LHA note that the applicant intends to specify maximum vehicle sizes for the deliveries. This will ensure that appropriately sized vehicles are travelling to the site and would be able to turn to exit onto the public highway in a forward gear. Confirmation of delivery arrival before accessing the site will also aid in reducing congestion associated with the site.

The LHA would not anticipate the proposal to cause a 'severe' impact on the public highway and therefore would not be opposed to the dismissal of condition 9.

Jayne Colbert
West Sussex County Council – Planning Services