

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	5 th November 2018
LOCATION:	32 & 34A, Sea Lane, Ferring, West Sussex, BN12 5DY
SUBJECT:	FG/183/18/DOC Application to discharge conditions imposed on planning reference FG/174/17/PL relating to condition 3 - Construction management plan & condition 5 - Surface water drainage.
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
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.

West Sussex County Council, as the Local Highway Authority (LHA), has been consulted on discharge of conditions on approval FG/174/17 (demolition of existing dwelling and erection of 4 x dwellings).

Condition 3 requires that a Construction Management Plan be submitted and approved before demolition/ development commences. A Construction Environment & Management Plan has been submitted. This refers to the project duration as 52 weeks and states access will be to the west off Walton Close. There does not appear to be a Walton Close within the vicinity and the applicant should clarify this matter.

Whilst the document states that 10 vehicles will visit the site per day the types of vehicles anticipated has not been provided, nor has the ability for these to enter and turn on site been demonstrated. Will the access be modified prior to construction to provide a widened access point or will this work be done on completion?

A Site Set-Up Plan has not been provided. This should show the layout of the site during construction including areas for parking, unloading, plant and material storage, hoarding and wheel washing facility. The method of access and routing of vehicles from the local road network into the site should also be provided including demonstration via swept path tracking, where necessary.

Please ask the applicant for this additional information and re-consult.

Katie Kurek
West Sussex County Council – Planning Services