

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Gardner / A Wood
FROM:	Highways, WSCC
DATE:	3 rd December 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. More information.
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 re-consulted on discharge of conditions on approval FG/174/17 (demolition of existing dwelling and erection of 4 x dwellings).

In LHA comments dated 5th November 2018 further information was requested in respect to condition 3 (Construction Management Plan). The LHA requested that the type of construction vehicles and demonstration of these accessing the site and a Site Set-Up plan be provided.

A Site Set-Up plan has been provided which details areas on site for material and plant storage, temporary contractor parking, vehicle turning and unloading area and wheel washing facility.

The access will be widened prior to commencement to allow the type of construction vehicles anticipated to access the site. Swept path tracking has been demonstrated within the site. Although the swept path has not been shown from the public highway access in to the site, this has been demonstrated on previous applications at the site for a fire tender. The applicant is reminded that a licence for the access widening works must first be granted from the WSCC Highways Engineer.

Vehicle routing to the site on the wider road network will utilise the A27 and A259 and avoid the village centre.

The applicant has outlined the type and frequency of vehicles during construction. Demolition phase is anticipated to consist of 4 x contractor vehicles, 3 x muck away lorries and 4 x concrete delivery lorries per day. The main stage of construction could see up to 10 x contractor vehicles and 2 x delivery vehicles per day. The turning area within the site will allow for delivery vehicles to unload, turn on site and exit to the public highway in a forward gear. If any vehicles are unable to turn on site then reversing manoeuvres will be supervised by a banksman.

The plans and details pertaining to the condition are acceptable.

Katie Kurek
West Sussex County Council – Planning Services