

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr Z Denton
FROM:	WSCC - Highways Authority
DATE:	15 July 2020
LOCATION:	40 Little Paddocks Ferring BN12 5NJ
SUBJECT:	FG/74/20/DOC Approval of details reserved by condition imposed under ref FG/152/19/PL relating to Condition Nos 3 - surface water drainage, 4 - bat survey, 9 - landscaping to North & West boundaries and 14 - Construction Management Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications FG/152/19/PL which sought the erection of 2 x 3 bed detached chalet bungalows including the demolition of the existing house and garage.

No highways concerns were raised, and consent was granted by the Local Planning Authority. This consultation seeks to deal with plans and details provided in relation to conditions 3 - surface water drainage, 4 - bat survey, 9 - landscaping to north & west boundaries and 14 - Construction Management Plan.

No Highways Authority Comments Are required for conditions 3, 4 & 9.

Condition 14 - Construction Management Plan

14 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 the following details:

a) An indicative programme for carrying out of the works;

b) The parking of vehicles of site operatives and visitors;

c) Loading and unloading of plant and materials, including permitted times for deliveries;

d) Storage of plant and materials used in constructing the development;

Reason: To protect the local highway amenity of the area in accordance with Policy TS SP1 of the Arun Local Plan.

The applicant has submitted an indicative programme of works and construction site set up plan. All activity is to be contained within the site; it should be noted that the immediate access roads to the site are within private maintenance. After review these submitted details fulfil the requirements of the condition from the Local Highways Authority Perspective.

Ian Hayward
West Sussex County Council – Planning Services