

Neil Crowther

From: Ian Gledhill [REDACTED]
Sent: 14 May 2014 09:18
To: Neil Crowther
Subject: WSCC Highways - Additional Response LU/51/14 - Land south of Littlehampton Academy
Attachments: LU5114 - Land South of Littlehampton Academy; RE LU5114 - Land South of Littlehampton Academy

Neil, I've now received additional information from the Applicants regarding the above. I have responded directly to this information and this overcomes the issues raised within my initial planning response. There would be no highway objection to this proposal. I have attached both my response and the information from the Applicant.

If you are minded to approve this application, the following conditions and informatives are recommended.

Access Road

No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Access - Fitzalan Link Road

No dwelling served via the Fitzalan Link Road shall be first occupied until such time as the vehicular access onto the Fitzalan Link Road has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Access - Elm Grove

No dwelling served from Elm Grove shall be first occupied until such time as the existing access, footways and cycle path onto Elm Grove have been constructed in accordance with the details indicatively shown on drawing number 13/1693/002 Revision A.

Reason - In the interests of highway safety.

Construction Traffic

Access for construction traffic shall be from the Fitzalan Link Road only. No construction traffic shall enter or exit via Elm Grove.

Reason: In the interests of road safety.

Construction Management Plan

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 details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- Measures to control and restrict deliveries during school dropping off and picking times.

Reason: In the interests of highway safety and the amenities of the area.

Informatives

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Section 38 Agreement of the 1980 Highways Act – Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Kind regards

Ian Gledhill

Ian Gledhill BSc MIHE MCIHT | Planner - County Highways, West Sussex County Council |

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