

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	2 March 2022
LOCATION:	Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE
SUBJECT:	P/15/22/DOC Approval of details reserved by condition imposed under ref P/116/19/OUT relating to Condition Nos 9 - surface water drainage, 10 - discharge flows to watercourses, 11 - maintenance & management of surface water drainage, 12 - foul drainage assessment, 13 - contamination, 14 - Construction Management Plan and 15 - Arboricultural Impact Assessment.
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.

This application seeks discharge of conditions 9, 10, 11, 12, 13, 14 and 15. only Condition 14 relates to highways matters as such comments will only be provided in regards to this condition.

Condition 14 - 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:-

An indicative programme for carrying out of the works;

Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;

Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);

Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;

The parking of vehicles of site operatives and visitors;

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

Storage of plant and materials used in constructing the development;

The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

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 Regulations Orders);

Measures to control the emission of dust and dirt during construction;

A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Measures to avoid contamination of ditches/watercourses on or near the application site.

A plan has been submitted which appears to cover the highways aspects of the above condition, demonstrating the location of parking for contractors vehicles within the site boundary. loading

and unloading will be within the site compound and banksmen will be available to control traffic. Plant, materials and waste will be stored on site within the site boundary and will not be stored within the public highway. Security hoarding will be erected to the site boundaries to prevent unauthorised access. Wheel washing facilities will be located on site, within the boundary. The LHA is satisfied with the details provided from a highway safety aspect, but acknowledges that other non-highways aspects of the condition have not been covered within the provided Construction Management Plan - as such the LPA may wish to ensure that these matters are dealt with prior to discharging the condition.

Conclusion

As above, the LHA is satisfied with the details provided from a highway safety aspect for Condition 14, however, the LPA may wish to request details pertaining to the non-highways matters of this condition prior to discharging the condition.

Nicola Fry
West Sussex County Council – Planning Services