

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Obafemi Okusipe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>FROM:</b>                    | WSSC - Highways Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>DATE:</b>                    | 11 May 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>LOCATION:</b>                | The Steddles, North End Road, Yapton, BN18 0DT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>SUBJECT:</b>                 | Y/37/22/DOC<br><br>Approval of details reserved by condition imposed under ref Y/158/21/PL relating to Condition Nos 7 - mitigation method statement providing details of how existing hedgerows to be retained, protected & enhanced; 9 - decentralised & renewable or low carbon energy; 11 - foul drainage system; 12 - Construction & Environmental Management Plan; 13 - bat method statement/mitigation strategy; covered & secure cycle parking spaces; 22 - charging of electric vehicles and 25 - external lighting. |
| <b>DATE OF SITE VISIT:</b>      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>S106 CONTRIBUTION TOTAL:</b> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

This proposal seeks the approval of details reserved by condition imposed under application Y/158/21/PL, relating to Conditions 7, 9, 11, 12, 13, 19, 22 and 25. WSSC in its role as Local Highway Authority (LHA) provided comments pertaining to highway matters for application Y/158/21/PL, raising no objections.

### Condition 7 - Mitigation Method Statement

No highway comments.

### Condition 9 - Decentralised & Renewable or Low Carbon Energy

No highway comments.

### Condition 11 – Foul Drainage System

No highway comments.

### Condition 12 – Construction and Environmental Management Plan

Condition 12 is as follows:

*"No development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with West Sussex County Council and the Councils Environmental Health Officers). 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 prior to and continued liaison during construction works;*
- Measures to minimise the noise (including vibration) generated by the construction process to include 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 anticipated number, frequency and types of vehicles used during construction,
- the timing of deliveries to avoid the Primary School drop-off/pick-up times
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors - such vehicles should not park on North End Road,
- 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),
- Measures to control the emission of dust and dirt during construction; and
- A scheme for recycling/disposing of waste resulting from demolition and construction works."

The applicant has submitted a Construction and Environmental Management Plan (CEMP) document, which aims to address the above-mentioned requirements for Condition 12. Having read through the CEMP and inspected the associated Site Plan, the LHA is satisfied with the details provided and that they are in accordance with the requirements set out in Condition 12. In summary, the LHA is satisfied that Condition 12 can be discharged.

#### Condition 13 – Bat Method Statement and Mitigation Strategy

No highway comments.

#### Condition 19 – Covered and Secure Cycle Parking Spaces

Condition 19 is as follows:

*"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. The spaces so provided shall be retained in perpetuity."*

The applicant has submitted a Site Plan demonstrating the location of the proposed cycle stores. Each dwelling will be provided with secure garden sheds, providing cycle parking provision in accordance with WSCC Parking Standards. In summary, the LHA is satisfied that Condition 19 can be discharged.

#### Condition 22 – EV Charging

Condition 22 is as follows:

*"Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition."*

The applicant has submitted a Site Plan demonstrating the location of EV charging points, with one provided for each of the 11 dwellings. The Supporting Document provides details of the proposed charging points to be installed. In summary, the LHA is satisfied that Condition 22 can be discharged.

#### Condition 25 – External Lighting

No highway comments.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**