WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	25 April 2023
LOCATION:	28 St. Richards Road Brighton BN41 1PA
SUBJECT:	AWDM/1231/22 Application for Approval of Details Reserved by conditions 3 (Materials), 6 (Contamination) and 7 (Construction Method Statement) of previously approved AWDM/1732/20.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

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

The LHA has been re-consulted following submission of Construction Method Statement (CMS).

07. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction;
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
(viii) the working hours for construction, which shall be limited to the following times:
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

i. No parking is available on site, the CMS states that contractors and visitors will be encouraged to use public transport to reach the site. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety.
ii. Loading and unloading of materials will occur onsite.
iii. Plant and materials will be stored within designated area in the rear garden, however this would need to be demonstrated on a plan.
iv. Details of security hoarding would need to be demonstrated on a plan.
v. Given that the site is in a built up area, no wheel-washing facilities are expected to be provided.
vi. No highways consideration.
vii. No highways consideration.
viii. Working hours stated in the CMS reflect the limitations set within the condition.

Please demonstrate details of storage materials and security hoarding and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services