Gmail

Planning - <planning@adur-worthing.gov.uk>

FW: AWDM/0219/23 Further Comments

1 message

[redacted] 11 November 2024 at 15:09

To: Planning - <planning@adur-worthing.gov.uk>

[redacted]

Could you kindly confirm receipt of this submission

AWDM/0219/23 | Approval of Details Reserved by Conditions: Condition 6 (Construction Management Plan) ; Conditions 7, 8 and 9 (Surface Water Drainage Scheme and Watercourse details); Condition 11 (Soft and Hard Landscaping details); Condition 12 (Schedule of Materials and Finishes) of approved application AWDM/1802/19 | 6 Old Shoreham Road Lancing West Sussex BN15 0QT

Dear Adur Planning,

We have just learned from Head of Planning that the above request for discharge of the above conditions will shortly be considered for approval.

May we bring your attention to the our earlier submission. Its comments are still relevant. See link:-

https://docs.adur-worthing.gov.uk/PublicAccess_Live/Document/ViewDocument?id=CEA02B8FC19411ED8C30C8F75023F318

Before these conditions are considered further may we request that the following additional comments below be borne in mind.

Condition 6 - Construction Management Plan

Both WSCC Highways and National Highways have approved the Construction Management Plan.

Whilst the plan mentions safeguarding the health &safety of the public, these are guiding principles and not specific details to achieving that in terms of highways as per the condition 6 requirement.

Extracts from the management plan

INTRODUCTION

• To demonstrate a professional management approach to Health, Safety, Environment and Quality issues and systems, during and after the delivery of the Contract. • To provide clear unambiguous details of how Rodwell Property Ltd will plan, set out, manage and control the Health, Safety, Environmental and Quality requirements of

[redacted]

the Contract. • To ensure that the health, safety and welfare of all Rodwell Property Ltd employees, subcontractors, client personnel, tenants and the general public (as applicable) is assured through safety planning.

General Site Controls and Induction To ensure the appropriate control of the site all sub-contractors and visitors will receive a project specific induction prior to attending site. This will include details on: • Welfare and first aid facilities • Safe access and egress arrangements • Site rules • Emergency procedures and arrangements (Inc. pollution control) • Environmental hazards / controls • Site specific hazards and control measures • Pedestrian and Members of the Public safety • Waste management • The recording of personal details (e.g. next of kin) • Site security • Personal Protective Equipment Any person attempting entry without having received the appropriate induction will be refused access

In relation to this management plan neither highways authority have made comment their approvals regarding impacts on public safety and on the roads as required by Condition 6.

We therefore wish to bring to your attention the following regarding access/egress of vehicles delivering materials to the site.

In March 2023, an articulated low loader was observed collecting a digger which had been used on site for groundwork investigations. It used the Old Shoreham Road dead end to collect the digger. Attached you will see photos taken of that collection which clearly indicates that delivery vehicles for materials to the site should not be using the Old Shoreham Road for access/egress into the A27.

Please read the captions against each of the attached photos which show the great difficulties experienced by the driver in eventually exiting with 180 degree U-Turn out of Old Shoreham Road into the outside lane of the westbound A27.

This is at a conjunction of roads where there is a heavily used Toucan Crossing for parents/school children, dog walkers, cyclists apart from the many local vehicle movements at the junction of the Old Shoreham Road, Manor Way and the A27.

The current access to the 4 Old Shoreham Road site is off the Manor Roundabout where there is a section of roadway neighbouring the pavement in front of the site which could assist far safer vehicle movements into/out of the site. In our opinion this is a far safer, more effective access point than through the narrow Old Shoreham Road which is only 4.8M wide.

Whichever access for construction traffic is approved, would Highways also agree that for public/workers/traffic safety a banksman should be in attendance at all times.

In the interest of no loss of amenity for local residents, can it be stipulated that site workers have onsite parking provision or in the public car park opposite in the Manor Park – not in the

local roads.

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We also, wish to bring to the Highways' attention that both the construction commencement and site occupation are dependant upon an approved 'no waiting' TRO being in place at the head of Manor Way (as requested by National Highways and WSCC Highways for the original approval.)

So far there is no evidence that this TRO has been approved – or even applied for. Also, there is to be no occupation until the reconfigured Manor Roundabout has been completed.

Conditions 03,04 and 05 apply.

Based upon the above evidence, For all construction traffic we would welcome that both highways authorities make further comment on this aspect of site access as a matter of public safety and impact on traffic flows.

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Drainage – Conditions 07, 08 & 09

WSP have approved the sustainability/metrics for surface water attenuation/flows.

We would welcome a review of this by the authority's drainage consultant WSP. The data submitted which they have approved is the same as that which in 2020, the then Adur drainage engineer had not accepted. [redacted]

Please also refer to the comments our original submission [redacted] under **Drainage items 1,2 & 3**.

As is now well known this whole area has issues virtually every winter from rising groundwater which floods gardens and inundates sewers with residents' loss of foul waste facilities. Last winter, this continued for over 5 months. Please see map of these problems attached for last winter as used in discussions with the authority's director for sustainability and Southern Water..

Could we request that planning send a copy of these comments and its attachments (with our earlier submission) to WSP to support our request for that WSP review the approval which they have so far given. Residents are extremely concerned that the local drainage problems are not worsened.

May we remind that It was agreed that the approved drainage scheme would come back to the Planning Committee when approved by Adur Technical's engineer [redacted] who had considerable concerns for lack of sustainability. The last 3 attachments in date order are that engineer's clear concerns that the drainage scheme is not sustainable. They are posted within the planning portal documents of the application AWDM/1802/19.

[redacted]

We welcome your confirmation that WSP agree to re-assess the drainage evidence for the site.

Soft and Hard Landscaping - Condition 11

Reference our previous submission as attached there are still two points to answered.

1. Planting where a platform for use by the residents in the two rear properties to access the higher land when drainage problems occur is shown on the landscaping plan as hedgerow. See drainage plan 251H which shows the platform.
2. On the eastern boundary behind 8 Manor Way there is an existing mature willow tree with a hawthorn growing up through it. Is this tree/hawthorn to be removed? Neither removal or retainment of this tree is shown on the landscaping documents.

Restoring the site to the original level – Condition 14

This condition has still not been complied with. There are other implications for this relevelling. The site has been undisturbed for 4 years since the approval in 2020. It has become a significant habitat for wildlife. Before any restoration of levels we maintain that an ecological survey is required to establish what biodiversity now exists in the site, birdlife, bats, invertebrates, mammals (fox and maybe badger). This required to protect these creatures.

There are certainly rats which frequently infest some of the neighbouring properties in Manor Way.

We trust the above comments are of assistance and would be grateful if the Highways and WSP requests can be confirmed.

Many thanks,

Bill Freeman

Lancing Manor (S.E.)

Residents' Network

Adur Floodwatch Group

ccs The Residents

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[redacted]