WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	22 April 2020
LOCATION:	Land South Of 107A Gardner Road Southwick West Sussex
SUBJECT:	AWDM/0388/20 Approval of Details Reserved by Conditions: Condition 3 Construction Method Statement; Condition 5 Schedule of Materials; Condition 6 Surface Water Drainage of Application number AWDM/1896/19. A revised CMS attached.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

This application seeks to discharge conditions 3 (annotated as condition 2 in the decision notice), 5 and 6 of planning permission AWDM/1896/19 that sought approval for construction of two storey detached dwelling. No highways objections were raised and the Local Planning Authority (LPA) subsequently approved this application. Condition 3 relates to Construction Method Statement (CMS); condition 5 relates to Schedule of Materials and condition 6 relates to Surface Water Drainage.

Condition 3 - Construction Method Statement (CMS)

02. 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; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to Policies 15, 28 and 34 of the Adur Local Plan.*

The applicant has submitted Construction Method Statement to satisfy the requirements imposed by the aforementioned condition. The LHA requests additional information as set out below.

i. **Parking of vehicles of site operatives and visitors** - Temporary parking provision will be accommodated onsite whenever possible and also on-street.

ii. **Loading and unloading of plant and materials** - The construction method document states that deliveries of materials will occur between the hours of 8.00 am – 5.00 pm Monday to Friday.

Banksman will regulate the traffic flow ensuring that no damage is caused to highways land.

The CMS states that the contractor will ensure that deliveries will not interfere with Stepping Stones nursery peak times.

Due to the small-scale nature of proposal, footway closure is not needed.

iii. **Storage of plant and materials used in constructing the development** - Materials and plant will be stored securely behind the locked security hoarding as demonstrated on the site plan.

iv. **The erection and maintenance of security hoarding** – Fencing will be positioned to the site frontage. The fencing will be positioned within the site constraints and does not appear to encroach on highways land.

v. **Wheel- washing facilities** – A power washer will be positioned within area close to site exit to wash off any mud prior to vehicles leaving the site. This has not been demonstrated on the site plan. Would this be positioned on land within the applicant's ownership boundary? The applicant is requested to confirm the proposed location of wheel washing facilities.

vi. **Measures to control the emission of dust and dirt during construction –** No highways consideration.

vii. **A scheme for recycling/disposing of waste resulting from demolition and construction works** – Recycling and disposal of waste will occur within the site.

Condition 5 - Schedule of Materials – No highways consideration

Condition 6 relates to Surface Water Drainage - No highways consideration

Conclusion

Please clarify the details outlined in Wheel – washing facilities section and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services