# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO:Peter Barnett |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 2 April 2020 |
| **LOCATION:** | Land South Of<br>107A Gardner Road<br>Southwick<br>West Sussex |
| **SUBJECT:** | AWDM/0388/20<br>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.<br><br>CMS received. |
| **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. Has the applicant liaised with the adjacent nursery what their peak times are? The LHA requests clarification on this in order to ensure that the highway would be kept clear for pedestrians during drop off/ pick up hours of 'Stepping Stones' nursery.

Would the traffic generated by loading and unloading of materials be regulated by banksman, ensuring safe loading and unloading and that no damage to land considered as highway is caused?

Is the applicant proposing any footway closures to accommodate deliveries?

I have contacted WSCC Highways in relation to use of the public highway. They have advised that if materials are to be placed on the public highway for longer than 24hrs in any one time, the applicant should submit application for 'materials on the highway' licence which can be found at the following link:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/building-materials-on-the-highway-licence/

iii. **Storage of plant and materials used in constructing the development** - Materials and plant will be stored securely behind the locked security hoarding – the applicant is requested to supply details of this on a site set-up plan.

iv. **The erection and maintenance of security hoarding** – Fencing will be positioned to the site frontage. This mustn't intersect with highways land, therefore, positioning of the fence should be demonstrated on a site set-up plan.

v. **Wheel- washing facilities** – The applicant is requested to demonstrate the area intended for wheel washing facilities on a site set-up plan.

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

To summarise, the LHA requests that details of plant and material storage areas, security hoarding and wheel washing facilities are demonstrated on a site set-up plan, and that further clarification is provided regarding loading and unloading of plant and materials.

Please raise the above with the applicant and re-consult.

**Anastasia Toleva**
**West Sussex County Council – Planning Services**