WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	29 June 2021
LOCATION:	132 - 134 Albion Street Southwick West Sussex
SUBJECT:	AWDM/1172/21 Approval of Details Reserved by Conditions 3 (Construction Management Plan) and 5 (Materials) of Application AWDM/0768/20.
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 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.

West Sussex County Council was consulted previously on Highways Matters for this location under several planning applications, the most recent being AWDM/0768/20 which sought approval for construction of single-storey pitched-roof unit (Unit E) for B1 Use Class, with decking to rear. No highways objections were made, and this application was subsequently approved.

This proposal is for approval of Details Reserved by Conditions 3 (Construction Management Plan) and 5 (Materials). Condition 5 is non-highways related.

<u>Condition 3 – Construction Management Plan</u>

03. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- 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),
- details of public engagement both prior to and during construction works
- methods to control dust from the site

- The anticipated number, frequency and types of vehicles accessing the site during construction has not been clearly indicated within the CMP. Please provide clarification on this.
- Parking for visitors and operatives will take place to the car park south of the site. A259 fronting the site is subject to double yellow lines, therefore delivery vehicles would also need to be diverted to the car park.
- The CMP document states that loading and unloading of vehicles will take place outside peak hours, or if it is necessary to unload on the highway a banksman will regulate the safety of pedestrians.
- The storage of plants and materials will be stored in a lockable once the classing of the new building in erected.
- The site is already secured via mixture of heavy metal fencing and lockable gates
- There is no requirement for Wheel washing facilities in a built-up areas
- Dust during construction – no highways considerations
- Public engagement – no highways considerations

Please provide additional details regarding the anticipated number, frequency and types of vehicles during the construction and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services