DELEGATED REPORT

AWDM/1185/24 | Application for Approval of Details Reserved by Condition of Approved AWDM/0786/23 - Condition 32 (Construction Management Plan) | Site Of Former Hm Revenues And Customs And Land South Of Hm Revenues And Customs Barrington Road Worthing West Sussex

Submitted Information

- Construction Management Plan (CMP) prepared by Paul Basham Associates Ltd on behalf of McCarthy Stone, received 16.09.2024.
- Site Setup Plan (version SO-2870-05-AC-0116 RVC04), received 16.09.2024.
- Email of commitment regarding the timing of deliveries as advised by West Sussex County Council Highways Authority (WSCCHA), received 29.10.2024.

Condition 32 (CMP)

No development shall take place, including any works of dismantling, 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:

i) the anticipated number, frequency and types of vehicles used during construction;
ii) the method of access and routing of vehicles during construction;
iii) the parking of vehicles by site operatives and visitors;
iv) the loading and unloading of plant, materials and waste;
v) the storage of plant and materials used in construction of the development;
vi) the erection and maintenance of security hoarding;
vii) 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);
viii) detailed measures for the suppression and management of dust and fumes;
ix) details of public engagement both prior to and during construction works;
x) details of liaison with the adjoining developer in executing planning permission AWDM/0605/22, to ensure a coordinated approach to site management, deliveries and traffic.

{\b Reason}: {\i In the interests of highway safety and the amenities of the area.}

Assessment

As part of this application, WSCCHA and the Council's Environmental Health department made no objections to the submitted details in respect of condition 32. WSCCHA attached an advisory in their response in respect to restricting deliveries to arrive outside of peak traffic times ie. 08:00 - 09:00 and 16:00 - 17:00. McCarthy Stone have agreed to adhere to this as evidenced in the supporting information (email).

The applicant has sufficiently addressed the matters set out in the condition in the submitted CMP and as indicated on the submitted plan. A key summary of the CMP (non-exhaustive):

• Set working hours, avoiding peak traffic hours
• Wheel washing facilities via a wheel washing station to reduce dirt and dust
• Banksmen to direct vehicle movement
• Mitigation of dust through monitoring and techniques such as water trucks and damping down in hot weather
• Allocated timeslots for deliveries
• Daily inspection of signage and other hazardous temporary structures
• Limiting noisy activity to normal working hours only and equipment to be operated only when needed and switched off at other times
• Temporary access to the site to be closed when no longer needed for construction
• Provision of a predetermined vehicle route for all delivery drivers
• Commitment to keep residents informed and updated during the period of redevelopment
• Liaison with the adjacent Bellway Homes site throughout the construction phase

Conclusion

The submitted details in respect of condition 32 of AWDM/0786/23 are considered to be satisfactory enough for its complete discharge.

It is noted that there are other conditions which have been imposed as part of the approval for AWDM/0786/23 which remain outstanding.

Officer: Jason Albon 14 November 2024

Agreed by Officer: Stephen Cantwell 21st November 2024