DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO. & ADDRESS:

WB/10/1022/Full (revised 14.01.11) – Temporary contractor's site access in Broadwater Road to serve the construction of the hair, beauty and teaching facility for Northbrook College

DATE OF SITE VISIT: 21.01.11 NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

N/A

SITE AND SURROUNDINGS:

Northbrook College is situated on the west side of the dual carriageway of Broadwater Road. Planning permission was granted on 2 November 2010 for the demolition of part of the existing single storey timber Nissan-type hut college building and construction of a three storey building for hair beauty and teaching (WB/10/0740/FULL refers). Subsequently permission was also granted for a links college teaching facility on 1 December 2010 (WB/10/0826/Full refers).

PROPOSAL

This revised proposal is to form a temporary access for contractors to construct the approved college buildings. The access is now about 7 metres further north than originally proposed. It would be formed with a wide bell mouth reducing to a 7.2 metre wide gated entrance to the site, some 7.5 metres back from the pavement, which will enable two large vehicles to pass. There would be an adjacent pedestrian entrance on the north side. The existing public footway in Broadwater Road would not be redirected to the west across the front of the gate as originally proposed. It will continue in its existing position with appropriate safety measures explained below. The site is enclosed by a 2.1 metre high palisade security fence set back some 15 metres from the highway.

Seven trees are now shown to be removed but replacement planting is proposed. The existing mobile phone mast and two electric pillars are well removed to the south of the access, whereas previously they were very close. The existing lamppost and attached road sign would be retained, whereas previously they were proposed to be temporarily removed during the construction period.

APPLICANT'S DESIGN AND ACCESS STATEMENT

This report explains the need for the access and is accompanied by detailed landscape drawings and a report from consultants showing trees to be removed and proposals to protect the remaining retained trees.

RELEVANT PLANNING POLICIES:

There are no specific policies in relation to highway safety or loss of trees in the saved Worthing Local Plan, the Core Strategy or the South East Plan.

RELEVANT CONSULTATION RESPONSES

The Council's Arboriculturist comments on the revised proposals as follows:-

I refer to your request for the above and I can inform you that the revision proposes moving the access to the north which will result in the loss of six trees, plus a dead cherry, a very poor condition cherry and a large shrub, an increase of two trees on the initial submission.
The trees to be removed are most significantly four medium to large Leylandii which are part of the line running along the Broadwater Road:
TL.38 (vi) suppressed small tree.
(vii) Larger tree but with significant limb loss, broken branches and dieback.
(viii) Tall narrow tree sheltered by adjacent trees and therefore in a better condition.
(ix) Larger tree but again significantly damaged crown.
T44. Small sycamore, suppressed by adjacent leylandii.
T45. Small birch, again, suppressed by leylandii.
The application uses a natural break in the line of trees but extends it to the north by removing a block of four visually significant leylandii. Individually they are poor, scruffy specimens with a short remaining useful life expectancy but they do have group landscape value and are visually important along the Broadwater Road as a green break in the built environment. The loss of a small section is mitigated by the retention of the adjacent tree line close by and the proposals for significant replacement planting which seeks to restore the gap in the line with better, more resilient species with a longer life expectancy for the future.
The replanting proposals are supported and consideration should be given to some under-storey planting of shrub species in addition.
With regard to the access itself through the root protection areas of retained adjacent trees, the details of ground protection measures will need to be agreed together with measures to adequately de-compact the soil to enable successful establishment of replacement planting.

West Sussex County Council as the highway authority raises no objection on the basis of the Safety Audit and Designer's response and subject to the imposition of a condition requiring the provision of a construction management

plan prior to the operation of the access ncluding the provision of a banksman at the gate to control exiting vehicles and other related matters.

REPRESENTATIONS:

No representations have been received.

PLANNING ASSESSMENT:

The access is required as the main contractor's entrance for the construction of the new college buildings although demolition traffic appears to have made use of the Carnegie Road entrance. However, there is danger and potential conflict between heavy construction vehicles and pedestrians on this busy stretch of dual carriageway which is the main entrance to the town centre and links the coastal A259 with the A27 trunk road. The applicant has submitted a Road Safety Audit and Designer's Response that deals with the issue of parked layby buses and obstruction of visibility as well as pedestrian safety measures including the employment of a banksman at the entrance.

In terms of the loss of trees the Council's arboriculturist raises no objection on the basis that some of the trees to be removed are in poor condition and the replacement planting will be more significant and resilient and will more greatly enhance the area.

RECOMMENDATION:

Grant planning permission with the following conditions:

1 Approved plans
2 Standard 5 years
3 construction management plan to be agreed
4 Wheel washing
5 Safety Audit
6 Closure of access
7 Replacement planting
8 Tree protection measures

REASONS FOR RECOMMENDATION:

The creation of the contractor's access is acceptable as a temporary expedient and is essential to serve the major redevelopment of the college but only with clear safeguards, such as an on site banksman, to deal with the safe entry and exit of construction traffic in relation to the busy dual carriageway of Broadwater Road and the potential and serious conflict with pedestrians, particularly students, along this important public footway. Other conditions are imposed to maintain the access in a safe and clean condition

throughout the construction period with the reinstatement of the area soon after the works have been completed and the access is no longer required. Furthermore there will be improved replacement planting to enhance the site and Broadwater Road frontage.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is not considered that the advertisement would cause harm. Accordingly, it is considered that the decision complies with the Human Rights Act 1998.

DELEGATE

Case Officer sign.....[redacted].....Date.....25.02.11

Authorising Officer sign.....[redacted].....Date.....28.2.11