

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	17 March 2022
LOCATION:	Nyton House, Nyton Road, Westergate, PO20 3UL
SUBJECT:	AL/17/22/DOC Approval of details reserved by condition imposed under AL/42/19/PL relating to conditions 3-Construction Method Statement & 5-fence protection for trees.
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.

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 Highway Matters for this site under application AL/42/19/PL which sought the construction of a 10-bedroom dementia unit and various other works. No overriding highways concerns were raised, the application was granted at Appeal after initially being refused by the Local Planning Authority.

This application seeks to deal with plans and details submitted in relation to conditions 3 (Construction Method Statement) and 5 (fence protection for trees) of the aforementioned planning approval. No highways comments are required for condition 5 (fence protection for trees).

Condition 3

- 3) No importing or storage of any plant, contractors' buildings, or materials, or any works of demolition, shall take place on site until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. 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 temporary contractors' buildings and security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - vi) delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

A Construction Methods Statement, Travel Management Plan and Construction Phase Health and Safety Plan have been prepared by King and Drury to satisfy the requirements of this condition.

It is noted that within which reference is made to a temporary bell mouth access point that will be used to facilitate access during construction. This access point is also the subject of AL/10/22/PL (Part demolition of boundary wall to form new access to existing site).

While each application needs to be assessed upon its own merits this temporary access point itself is fundamental to the Construction Management Plan. As such it would be advised that the adequacies of the temporary access point are demonstrate as part of this application.

A plan should be submitted that clearly demonstrates the visibility splays afforded to the proposed temporary access. Based on the detailed provided they appear to be severely sub-standard. Are there any reasons why the existing access arrangement are not being utilised for the construction phase?

The submitted documents do not clearly demonstrate where parking for operatives and visitors will take place.

The submitted documents do not clearly demonstrate where loading and unloading of plant and materials will take place. If delivery vehicles are entering the site it should also be demonstrated how these vehicles can turn within the confines of the site to leave in the forwards gear.

The submitted documents do not clearly demonstrate where storage of plant and materials will take place.

Ideally these above matters should be clearly demonstrated on a site set up plan or similar.

Please raise with the applicant and reconsult.

Ian Hayward
West Sussex County Council – Planning Services