

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	19 May 2022
LOCATION:	Nyton House, Nyton Road, Westergate, PO20 3UL
SUBJECT:	AL/58/22/DOC Approval of details reserved by condition imposed under AL/42/19/PL relating to condition 3-Construction Method Statement.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

Subsequently application AL/17/22/DOC sought to approve plans and details for conditions 3 (Construction Methods Statement) and 5 (Tree Protection). Highways comments were provided on 17/03/2022 which sought more information to fully demonstrate the requirements of Condition 3. The application was refused due to lack of information.

This current application seeks to deal with plans and details submitted in relation to conditions 3 (Construction Method Statement) of AL/42/19/PL only.

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, Implementation Plan and Site Set up Plan and Swept Path Tracking diagrams have been submitted to satisfy the requirements of this condition.

Within the submitted documents a temporary access point has been demonstrated to facilitate construction access. This access is the subject of application AL/56/22/PL which is currently pending consideration. No highways concerns were raised to this application subject to a condition being applied which required the access to only be used in conjunction with the construction activity of AL/42/19/PL only and in accordance with the construction management plan as secured by this condition. This was required due to the limited visibility afforded at the access point.

The site set up plan demonstrated that all construction activity will be within the confines of the site.

Swept path tracking plans demonstrate the geometry of the temporary access is suitable for the anticipated delivery vehicles (16.5m articulated vehicle and 12m rigid body vehicles). These plans are considered acceptable. The temporary construction access point must be implemented under licence to a temporary specification obtained from the WSCC Area Highways Manager.

The Implementation Plan details that additional traffic management will be provided at the site access. At a very minimum a banksman will be present at for all deliveries both access and egress.

The plan also makes reference to other traffic management. The specifics of this will need to be agreed upon with the WSCC Area Highways Manager as part of the temporary construction access licence application.

On balance the Local Highways Authority is satisfied with the plans and details submitted in relation to this condition.

If consent is to be granted the following Informative Note would be advised.

Informative Note

Temporary Access Works & Traffic Management within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site temporary highway works and agree any Traffic Management requirements. The applicant is requested to contact the Area Highway Manager [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Ian Hayward
West Sussex County Council – Planning Services