

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: M Tomalova
FROM:	WSCC - Highways Authority
DATE:	17 February 2021
LOCATION:	Land West Of Fontwell Avenue, Eastergate, PO20 3RU
SUBJECT:	AL/9/21/DOC Approval of details reserved by condition imposed under ref AL/117/18/PL relating to Condition No 3 - Construction Management Plan.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on discharge of condition 3 of approval AL/117/18. AL/117/18 was variation of conditions (substitute site plan) on AL/122/17, which was the original approval for 2 x dwellings (on plot 2).

Condition 3 refers to provision of a Construction Management Plan (CMP). The document has been provided to which the LHA wish to make the following comments:

Anticipated number, frequency, types of vehicles - the CMP mentions that "no more than three lorries per day" maximum will be required. The access arrangements for the lorries should be clarified. Ideally the applicant should clarify the largest vehicle anticipated and demonstrate that access is suitable for this vehicle to enter the site and turn around on site in order to exit in a forward gear. Has an agreement been entered in to for the access works or will the existing access be used at this stage? If the two access points as proposed under AL/17/18 are not yet to be constructed then the applicant should demonstrate through swept path tracking plans that the existing access can accommodate anticipated vehicles.

Contractor parking - a site set up plan clearly indicating this should be provided.

Loading and unloading - as per comments above, a clear area for this should be marked on a site set up plan and it should be demonstrated through tracking plans that such vehicles can manoeuvre to this point and turn on site.

Storage of plant/material - a site set up plan clearly indicating this should be provided.

Wheel washing - Acknowledge that this will be provided though advise that the site set up plan clearly show this.

It is also noted that condition 6 of AL/117/18 requires that the northern most access be constructed prior to any development taking place. Even if the applicant can demonstrate that the existing access can support construction vehicles, the Local Planning Authority may wish to consider whether construction should commence without satisfaction of condition 6 .

Katie Kurek
West Sussex County Council – Planning Services