

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Michael Easton
FROM:	WSCC - Highways Authority
DATE:	8 April 2019
LOCATION:	Land At Salt Box, West Of Shripney Road, Bognor Regis, PO22 9NW
SUBJECT:	BE/3/19/DOC Approval of details reerved by condition imposed under BE/102/17/OUT relating to Condition No 3 materials, Condition No 7 CMP, Condition 13 hard landscaping and Condition No 16 Landscape & Management Plan. Revised plan received.
DATE OF SITE VISIT:	N/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/a

West Sussex Highways have previously issued comments dated 25th January 2019 in connection with condition 7 (Construction Management Plan). Comments made at that time related to the generic nature of the CMP. The revised CMP remains quite generic but further details are included. It is still understood that the CMP covers only the access construction and phase 1 rather than the whole development. Further CMP's will therefore be required as and when other phases of the development are brought forward.

With regards to the details, the access arrangements are a bit confused. 6.01 makes reference to the use of an existing access (understood to be the existing gated field access). The drawing titled 'Saltbox Phase 1 – Site Plan rev B' however shows access from the A29/A259 Felpham Road Roundabout. The Construction Method Statement then refers to a temporary bellmouth being constructed from the A29/A259 roundabout with the existing field gate access used when the permanent bellmouth is under construction. It's appreciated that the contractor has not yet been appointed and that this may affect the details in the CMP. In this case a revised CMP should be submitted. For the present time though, the access sections within the CMP should be consistent, which currently they are not.

If the intention is to provide a temporary access onto the A29/A259 Roundabout, details of the proposed layout should be included in the CMP. This layout should be provided with a reasonable level of detail due to the well trafficked nature of this roundabout. These details will then be carried forward and used within any permissions covering the highway works. This permission will be required for any works (temporary or permanent) within the adopted highway.

Related to access arrangements, wheel washing should be provided at all vehicular accesses in use. This is implied in the CMP but not stated.

Construction traffic routing is shown via the A259 to and from the A27 to the west. Providing construction traffic uses 'A' class roads (the A29 to the north or the A259 to the east for example, there would be no objection. These roads all form part of the advisory lorry network hence a prescriptive route using the A259 to the west is not necessary.

Given the size of the site, there are no particular concerns with contractors parking arrangements or loading and unloading arrangements for deliveries.

In summary, due to the inconsistency it is not recommended that condition 7 is discharged at the current time.

Ian Gledhill
West Sussex County Council – Planning Services