

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	29 October 2019
LOCATION:	9-11 Water Tower Buildings London Road Bognor Regis PO21 1PN
SUBJECT:	BR/264/19/PL External alterations for separation of building into 2 separate buildings for use as A1 (Shops) & new pedestrian access from new rear unit to Sudley Road.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The above proposal has been considered and WSCC as the County Highway Authority raise no objection to the changes.

The site is double fronted and as such will have pedestrian access from two locations. London Road, a pedestrianised shopping area, and Sudley Road a 30mph, one way street, with enforceable parking restrictions and pay and display on-street parking bays.

Servicing and deliveries to the shops should be clarified with a servicing management plan. There are two laybys outside the site on Sudley Road with 'no waiting at anytime restrictions'. Will these be used for loading and unloading? Double yellow lines are in situ which would allow for vehicles to wait on them to load/unload, as well as picking up/setting down passengers, provided such vehicles wait only for so long as is necessary.

Renovations of the site will require a construction management plan to be submitted to the LPA for approval to ensure the highway is not affected by the work and if it is, measures have been undertaken to keep the public safe.

Alison Meeus
West Sussex County Council – Planning Services

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Servicing Management Plan

No part of the retail store extension shall be first occupied until such time as until a Servicing Management Plan for has been submitted and approved in writing by the Local Planning Authority. This shall set out the arrangements for the loading and unloading of deliveries, in terms of location and frequency, and set out arrangements for the collection of refuse. Once occupied the use shall be carried out only in accordance with the approved Plan.

Reason – to safeguard the operation of the public highway.