

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Gardner
FROM:	WSCC - Highways Authority
DATE:	26 August 2020
LOCATION:	Langford, Horsemere Green Lane, Littlehampton, BN17 5QZ
SUBJECT:	CM/27/20/DOC Approval of details reserved by condition imposed under ref CM/64/19/PL relating to Condition Nos 3 - materials & finishes, 4 - Construction Management Plan, 9 - pre-commencement site meeting, 19 - foul drainage and 20 - contamination.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on discharge of conditions attached to approval CM/64/19 (9 x dwellings).

Condition 4 - Construction Management Plan (CMP)

A Construction Phase Plan has been received. Section 13 refers to site set-up during construction. Whilst the plan does appear to refer to a wheel washing point, material storage and contractor parking, the plan on ADC website is not very clear. It is advised that a full coloured to scale plan is provided for the LHA to review. The following points should also be clarified:

- Has an agreement been entered in to with WSCC Implementation team to construct the vehicle access? A temporary vehicular access to the site should be used during construction phase and any damage to the highway verge repaired as part of the minor works agreement. The applicant should clarify.
- Large deliveries will reverse in to the site using a banksman. What is the largest vehicle type, number of deliveries and frequency anticipated? Is a temporary vehicle access of suitable width to be provided during construction phase? Swept path tracking plans of the largest construction vehicle would be useful and a turn on site preferential (depending on total vehicle movements to be provided by applicant)
- Section 13.7 states that site worker parking will only take place in Apple Tree Walk or other surrounding roads. There are no parking restrictions or Residents Parking Zones in the vicinity. The nearby public highway is free for parking by all if done so in a safe and legal manner. From a highway safety perspective the LHA could not object to site worker parking on the publicly maintained highway and the onus is on the driver to park in a safe and legal manner. The Local Planning Authority (LPA) may wish to assess the proposed site worker parking arrangements from an amenity point of view for local residents.

Please ask the applicant for clarification on the above and a clear copy of the site set-up plan and re-consult.

Katie Kurek
West Sussex County Council – Planning Services