

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	12 March 2019
LOCATION:	Wicks Farmhouse Ford Lane Arundel BN18 0DF
SUBJECT:	F/5/19/PL Single span warehouse of 450 sq m adjacent to the existing warehouses of 900 sq m
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

The proposal to create a 450sqm commercial warehouse at South Yard, off Ford Lane, has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

The site will be accessed via the existing access onto Ford Lane, and is wide enough to accommodate large vehicles. The access is well-established serving the existing warehouses on site which can already accommodate 900sqm of storage space.

The submitted plans do not provide details of the expected no of daily trips generated by the warehouse however; given its size and location, it would seem that it's not uncommon for large vehicles to use the site.

WSCC are unlikely to raise any highway objections however please can the applicant provide more information regarding the construction process, this has been conditioned at the end of this response and provided this is submitted to the LPA prior to works starting, should not cause any issues.

An interrogation of the TRICS database has been undertaken for a commercial warehouse with 450sqm and the anticipated number of trips associated with this could be 8 trips a day. These trip rates are low and not considered to cause any significant highway safety or capacity issues in addition to what already exists.

Please provide a Construction Management Plan.

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.