

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: A Gardner
FROM:	WSCC - Highways Authority
DATE:	10 February 2021
LOCATION:	46a & 47 Pier Road and Land North of Clifton Road Littlehampton BN17 5LW
SUBJECT:	LU/3/21/DOC Approval of details reserved by condition imposed under ref LU/287/17/PL relating to Condition Nos 6 - Construction Management Plan and 13 - hard & soft landscaping.
RECOMMENDATION:	Modification

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on discharge of conditions attached to approval LU/287/17 (office use plus 8 x dwellings).

Condition 6 requires details of Construction Management Plan (CMP)

Anticipated number, frequency and types of vehicles used during construction - Appendix B sets out anticipated works programme and expected number of deliveries per week. During height of construction up to 7 x deliveries per week are expected and 12 x workers on site. It is unclear how many of these movements will be articulated vehicles and thus the applicant is advised to contact the Area Office manager to discuss any requirement for footway protection along Pier Road during these deliveries. It would also be useful if they outlined how many of these delivery types are expected.

Method of access and routing of vehicles during construction - arrive via Pier Road from the north then depart via Clifton Road to New Road. Articulated vehicles will deliver on Pier Road with aid of banksman.

Parking of vehicles by site operatives and visitors - this will occur within site where possible. When not possible this will be legally on adjacent highway network. There are parking restrictions in the form of double yellow lines at nearby junction Pier Road and Clifton Road and other no waiting restrictions in the locale.

Some parking appears to be shown on Clifton Road adjacent south and east of site boundary. There are no waiting restrictions in this location and thus parking by contractors in this location should not be proposed and should be removed from the plans.

The loading and unloading of plant, materials and waste - smaller vehicles to be used where possible and banksman supervise manoeuvres on and off site. The plan appears to show larger vehicle will reverse in to the site in order to exit in a forward gear.

The storage of plant and materials used in construction of the development - The CMP indicated that this will be within the site though it is acknowledged that location of areas may change during construction phase.

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) - The CMP outlines proposed wheel washing arrangements using jet wash where construction vehicles are required to enter and exit site. As per comments above the applicant should contact Area Office Manager to discuss any requirement for a TTRO or measures to protect users of Pier Road footway and Clifton Road during larger deliveries.

Conclusion

In summary the proposed contractor parking along Clifton Road should be removed. The applicant should also outline number of articulated deliveries expected and may wish to engage with Area Office at this stage to discuss any requirements for protecting pedestrians during deliveries.

Katie Kurek
West Sussex County Council – Planning Services