

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 March 2018 08:36
To: Planning Scanning
Subject: FW: R-43-18 Sea Road, Rustington Convalescent Home
Attachments: R-43-18.docx

R/43/18/doc

From: Alison Meeus [REDACTED]
Sent: 08 March 2018 10:49
To: Planning.Responses
Cc: Daniel Purchase
Subject: R-43-18 Sea Road, Rustington Convalescent Home

Dear Anita,

Please find attached WSCC Highways response to the above planning application.
Kind regards,
Alison

Alison Meeus | Planner; County Highways (Development Management); Planning Services;
Economy, Planning and Place Directorate.

West Sussex County Council

Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1QT

[REDACTED]
Part-time working hours: (Tuesday, Wednesday, Thursday 9am-2pm)

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION

DATE: 08/03/2018

FROM: Alison Meeus TO: Arun District Council
FAO: Mrs A Gardner

SUBJECT: R/43/18 Sea Road, Rustington Convalescent Home

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

Approval of Condition 17 – Construction Management Plan

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,
All our deliveries will be scheduled / sequenced to ensure that our site can accommodate delivery vehicles. No vehicles will arrive at our site outside an agreed time and if a delivery vehicle arrives it will be turned away and returned back to depot further eliminating unnecessary congestion and nuisance especially for local traffic. Construction will be planned to minimise disruption to road traffic.
- the method of access and routing of vehicles during construction,
The method of access will be via the main entrance off sea road a banksman will be retained at the entrance and exit to the site to control and direct vehicles, and ensure the safe entrance and exit
The main vehicular access for the site is off Sea Road as illustrated in Appendix 2.
Drivers of vehicles must adhere to the traffic plan and the instructions of the traffic marshal at all times. There will be a 5 mph limit on all vehicles visiting the site. Under no circumstances will a vehicle reverse without the attendance of a traffic marshal.

All drivers must adhere to all traffic rules and restrictions and be courteous toward neighbours. Prior to leaving site all vehicles must have their wheels checked for any possible lodged items. The wheels must also be cleaned if deemed necessary. On leaving the site the vehicles will be signalled by the traffic marshals to exit, where they will slowly move away from site.

- the parking of vehicles by site operatives and visitors,

Parking

Parking on local streets will be discouraged and ZeroC's site team is vigilant in ensuring that site personnel or visitors do not park illegally. Should any sub-contractor decide to continue to park illegally, ZeroC will not hesitate to remove that contractor from the site. A dedicated contractor parking area will be created within the site curtilage and this will be maintained to ensure the vehicles do not leave site with dirty wheels.

- the loading and unloading of plant, materials and waste, and the storage of plant and materials used in construction of the development,

Delivery and storage

To ensure that all materials are delivered to the site quickly and safely it is our intention to deliver materials off Sea Road and directly into site so as to reduce the impact to traffic. Vehicles exit the same route. (See traffic Management appendix 2) We will employ a trained banksman and ensure that deliveries are coordinated in advance to avoid build-up of congestion.

Delivery vehicles entering will wait in a holding area until such time as they can be escorted to the site entrance. Upon exiting the site they will also wait until they can be safely escorted to the exit. Larger vehicles will be directed and controlled when exiting onto the highway.

Fork lifts will operate within the site constraints to unload the vehicles. Unloading will not take place from Sea Road and the fork lifts will not be used outside the site area.

- the erection and maintenance of security hoarding,
The site boundary will be defined by a clean and well maintained 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),

Mud on roads

Thorough washing facilities will be in place at all exit points.

Most of the site is covered by hardstanding and the materials to be used for construction will predominantly be of a granular nature. The potential for mud is therefore much reduced, and by segregating the on-site traffic from the delivery vehicles this can be further reduced.

However there is still the potential during certain phases of the construction for vehicle washing and road sweeping to be required. ZeroC will therefore enforce strict measures to avoid the environmental nuisance of mud on roads.

These measures may include but are not limited to:

- Use of an approved mechanical road sweeper to clean the site of any mud or debris deposited by site vehicles within the vicinity of the site.
- Provision of wheel washing on all site exits and lorry jet washing facilities
- Adequate sheeting of vehicles carrying waste materials
- Measures will be taken to ensure that mud and detritus Waste is prevented from entering gullies
- details of public engagement both prior to and during construction works.
We will drop initial introductory letter to neighbours prior to the commencement of any site works and all occupiers surrounding the site will be notified in writing of the nature and duration of works to be undertaken.

The name and contact details of a person responsible for the site works is included in the introductory letter and this will be used for all enquiries and complaints for the entire duration of the works and updates of work will be provided regularly and any complaints will be properly addressed as quickly as possible as part of **ZeroC's commitment to the Considerate Contractors Scheme.**

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