WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	20 July 2023
LOCATION:	Worthing Football Centre Ltd Woodside Road Worthing West Sussex
SUBJECT:	AWDM/0901/23 The construction of a single storey building to create a covered area for the Club's Fanzone.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

The Local Highways Authority (LHA) has been consulted on the above application for a single storey building to create a covered area for the clubs Fanzone.

From looking at the plans and elevations submitted, it appears that the Fanzone is an existing facility at the football club, although there is little documentation outlining what this entails. This proposal appears purely to provide a designated covered area for this function.

Given the pre existing nature of Fanzone it is not anticipated that additional vehicular movements would be generated by the proposal. A number of additional movements may be generated during the construction phase, therefore the LPA should condition a Construction Management Plan to ensure that materials are not stored in the highway and obstructions are not generated by deliveries for users of Woodside Road. The LHA note that there is no associated carpark for the football club so deliveries will need to be scheduled and arranged accordingly.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Construction plant and materials
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes
West Sussex County Council – Planning Services