WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Jay Singh
FROM:	WSCC - Highways Authority
DATE:	16 February 2021
LOCATION:	Free Wharf Brighton Road Shoreham-By-Sea West Sussex
SUBJECT:	AWDM/2037/20 Erection of a six to eight storey building comprising 782sqm of office space (Class E (g)(i)) floorspace and 97 residential homes, resident's concierge, car and cycle parking, refuse and landscaping (an alternative to the building previously approved as part of planning permission AWDM/1497/17).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£ See below

WSCC Highways have previously provided comments on this proposal dated 7th January 2021. Further discussions have taken place between WSCC Highways, Worthing and Adur officers, and the developer.

Taking those matters raised by WSCC Highways, the following comments would be offered.

With respects to access firstly, it is understood that details of access to the site can be secured via condition as all the land required is within the control of the developer.

Plans and details have been submitted to WSCC that demonstrate the development will not prejudice the WSCC planned A259 cycle route. The developer has also committed to providing a 0.5 metre strip of land within their control along the site frontage to enable the cycle route. This land is to be safeguarded and dedicated as highway when required by WSCC. WSCC will then deliver the cycle route once all required land along the corridor has been assembled. The developer will be required to provide a plan showing the land to safeguarded. This can then be included within the s106 agreement.

Regarding s106 contributions, whilst no additional contributions would be required beyond those already identified within the s106 covering the wider Free Wharf development permitted under AWDM/1497/17. There will need to be additional discussion to determine what proportionate contributions are required from the current phase of development towards those matters covered within the agreed s106 agreement.

On the basis of the 0.5 metre strip of land being safeguarded, proportionate s106 contributions towards schemes within the agreed s106 agreement for the

wider Free Wharf development, and the following conditions, no highway objection would be raised.

Access
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety.

Car parking space
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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.

Travel Plan
No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
Reason: To encourage and promote sustainable transport.

Ian Gledhill
West Sussex County Council – Planning Services