AWDM/1152/23 | Approval of Details Reserved by Conditions 3 (phasing (and enabling works)), 4 (enabling works) and 46 (Construction Management Plan - CEMP) and 48 Archaeology of Application AWDM/2039/22.
Former Car Showroom 69 - 75 Brighton Road Shoreham

Submitted Information

- Method statement 280723 -02B prepared by SQUIBB GROUP dated 14/08/2023
- Construction Management Plan, Prepared by New Ways, Issue No.3 dated 22nd March 2024
- Traffic Management Plan TMP prepared by New Ways, Issue No.3 dated 22nd March 2024
- Project Plan Project No 24029 Brighton Road dated 18/05/2023 received 16/08/2023
- HOP Consultants: Response to Planning Condition 4(v)and (vi) dated August 2023 document reference 15686-HOP-00-XX-RP-S-5000
- Written Scheme of Investigation. Issue No.1 SBSOBR23. Oxford Archaeology 15th September 2023
- Brief For Historic recording at 69-75 Brighton Road, Shoreham. HCUK Group / Essex Place Services, dated 15/08/23
- Letter (Email) from applicant New Ways Ltd. 30th April 2024 (Concerning phasing/parking and hoardings)

Consultations

WSCC Highway Authority: No Objection
The additional information/plans contained within the documents showing 40 parking (15 above surface and 25 basement) during the construction phase and drop off point for any contractors parking off site are sufficient to address the issues raised in my previous response.

Environmental Health: No Objection
Please ask the developer / principal contractor to introduce themselves to us via publichealth.regulation@adur-worthing.gov.uk so that we know who to contact should there be any issues

Archaeologist: No Objection,
including building recording work and demolition

Representations - One letter, comments:
Concern at delivery vehicles and risk of bottleneck including upper Eastern Ave/Upper Shoreham Road. The Site Management plan (SEMP) referred to in the

Construction Management Plan is likely to be of interest to local residents. Glad to see use of a membrane to protect gullies to prevent debris entering storm drains.

Conditions

Condition 3. Phasing and Enabling Works

a) Prior to commencement of any works on site a phasing programme, (which shall include any phase or phases of Enabling Works) shall be submitted to and agreed by the Local Planning Authority. Development shall be implemented in accordance with that phasing programme and details required under conditions of this planning permission, shall be submitted and approved in accordance with that phasing programme.

b) For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following:
i. Demolition of any structures above ground level.
ii. Removal of building foundations & slab and associated above ground cables, pipes or ducts.
iii. Breaking-up and crushing of existing hard-standings.
iv. Removal of below ground cables, pipes or ducts.
v. Re-routing of existing sewer main.
vi. River-wall survey works, including excavation to assess existing condition.
vii. Site survey works (other than river-wall survey) to inform the design of remediation works.
viii. Creation of a piling mat using clean rubble or similar clean material.

Reason: To provide for phased but comprehensive and co-ordinated development of the site in accordance with the general and site specific policies set out in the Adur District Local Plan 2017 and the Shoreham Harbour Joint Area Action Plan 2019.

Condition 4. Enabling Works

The following Enabling Works at condition 3b) shall only be undertaken after the following details have been submitted to and approved in writing by the Local Planning Authority:

(iii) Breaking-up and crushing of existing hard-standings.
Details of measures to manage and minimise noise, vibration and dust.
(iv) Removal of below ground cables, pipes or ducts
(v) Re-routing of existing sewer main
(vi) River-wall survey works, including excavation to assess existing condition.

Details of measures to be taken to minimise and manage risk of contamination, (including risks to human health and the water environment), noise and dust The details thereby approved shall be fully adhered to in the undertaking of the respective Enabling Works.
Reason: To manage existing site contamination to prevent harm to human health and to protect the water environment including groundwater and the River Adur, and to manage impacts of noise, vibration and dust in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2021, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.

Condition 46. Construction Management Plan (CEMP)

Prior to commencement of enabling works no development shall take place, until a Construction Management Plan in respect of these works 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

a) the anticipated number, frequency and types of vehicles used during construction,
b) the method of access and routing of vehicles during construction,
c) the parking of vehicles by site operatives and visitors,
d) the loading and unloading of plant, materials and waste,
e) the location of any site compound and site office,
f) the storage of plant and materials used in construction of the development,
g) arrangements for efficient construction waste management,
h) measures to be place to deal with minimise risk of and respond to any accidental spillages including containment and clear-up,
i) a Dust Management Plan incorporating the dust control measures,
j) a commitment to no burning on site,
k) the erection and maintenance of security hoarding, including provision of public information about the development and viewing ports,
l) 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),
m) Arrangements for regular and responsive traffic management liaison with other imminent or active development sites in the Western Harbour Arm and A259 Brighton Road,
n) details of any external lighting during the development//construction period, including provisions to avoid any hazards to shipping and activities at Shoreham Harbour Port, in liaison with the Shoreham Port Authority,
o) details of public engagement both prior to and during construction works including neighbouring and nearby residents (including those at Shoreham Beach), businesses and other occupiers.
Reason: In the interests of highway safety and the amenities of the area and to minimise the risk of pollution, hazards and noise and to safeguard the amenities of neighbouring and nearby occupiers during the period of development works in accordance with Policies 8, 15, 28 & 34 of the Adur Local Plan, 2017.

Condition 48. Archaeology
Prior to commencement of enabling works an archaeological investigation of the area subject to those works, including below ground and investigation and recording of the existing flint building on the site, shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works, excluding demolition. **Reason**: *To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works. Policy: National Planning Policy Framework paragraphs 204-205; Adur Local Plan 2017 Policy 16.*

Assessment

The project plan submitted alongside and within the Construction Management Plan (CEMP) describes the development programme over two years and three months, the

first period from autumn 2023 comprising demolition having now passed and river wall, groundworks, drainage and basement construction up to December 202. This overlaps with the 18 month construction of blocks, which completes in January 2026, with the main structural works by late summer 2025.

Development coincides with redevelopment of the Civic Centre site opposite. In response to representations about traffic and safety, the CEMP provides a commitment (pg 20) for regular liaison with this and other Western Harbour Area (WHA) developers to manage the flow and avoid clashes; radio control will limit the incoming HGVs and trucks, approx 40 no. at the height of the construction period.

The Traffic Management Plan (TMP) also covers this and routing shows that the town centre will be avoided and that if blockages such as roadworks (Upper Brighton Road, Eastern Avenue, Brighton Road) occur, they will seek alternative agreement with the Highway Authority. The Highway Authority is satisfied with the proposals, including recently amended, improved on-site parking and turning provisions during development.

The applicant's letter (email 30-04-24) confirms that occupation is on completion of all blocks (Jan 2026), hence the question of provisioning partial parking and amenity space on a phased basis, does not arise.

Management of contamination and groundwater during enabling works and the development generally has been approved under condition 34 (AWDM/1390/23). This is augmented by demolition methods and control of pollution and contaminants in the demolition and groundworks method statement (Squibb 280723 -02B).

The submitted document by HOP Consultants (15686-HOP-00-XX-RP-S-5000) refers to there being no existing sewers for relocation under condition 3 (v) and that the riverwall has been surveyed under 3(vi). Mention is made of a cantilevered sheet steel wall which has been licenced by MMO ; the original planning application does not mention this explicitly. The Construction Director (New Ways 03-05-24) has confirmed that cantilevering is not planned. To avoid doubt an informative can be applied to ensure that any difference between this and the approved scheme is checked and if any further planning approval is required, that this is obtained.

Matters such as dust suppression, with consideration of weather conditions and damping down, is included along with protection of storm drains, wheel washing, road sweeping and management of plant to minimise fumes, also noise and vibration. This is acceptable to the Environmental Health (EH) office and a Site Management Plan (SEMP) is also due to be produced, which will also reiterate these matters, although it performs an internal site safety role. The EH office has requested that contact should be made between the site team and EH team; an informative tov cover this would be attached to a planning approval.

Public notification includes neighbours to the north and south at Shoreham Beach, with initial letters and updates. A neighbour meeting is to be arranged early in the process and site information, including contact details and out of hours, at the site entrance; pedestrian safety via temporary barriers when needed near the site entrance.

The applicant has agreed (Email 30-04-24) to liaise with the Council upon the provision of information about the development upon hoardings with images and their general appearance and including a viewing port.

Archaeological investigation details, including recording of the above ground barn-type wall of the car showroom, has been submitted and agreed by the consultant archeologist. This accords with condition 48.

Conclusion

The application, including the amended CEMP and TMP is considered acceptable and can be approved subject to the informative as recommended by Environmental Health and another reminding the applicant of traffic management and liaison with the Civic Centre and other WHA developments and for regular updating of neighbours and public; also the commitment considering hoarding design and explanation of phasing in the applicants email of 30-04-24.

Case Officer:	Stephen Cantwell	Date: 03/05/2024
Authorised by:	Gary Peck	Date: 3 May 2024