WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	14/01/2025
LOCATION:	St Peter's House, 107A Gardner Road, Southwick, BN41 1PN
SUBJECT:	AWDM/1648/24 Approval of Details Reserved by Conditions 3 (CMP), 5 (materials), 6 (drainage), 10 (cycle parking) and 11 (EV charging) of approved application AWDM/0166/24.
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.

This application seeks the approval of details reserved by Conditions 3, 5, 6, 10 and 11 of approved application AWDM/0166/24. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application AWDM/0166/24, raising no highway safety concerns.

Condition 3 – Construction Management Plan
Condition 3 is as follows:

"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. The development shall be carried out in accordance with the approved Management Plan and shall be adhered to throughout the construction period. The Plan shall provide for:-

i. the parking of vehicles of site operatives and visitors;
ii. loading and unloading of plant and materials;
iii. storage of plant and materials used in constructing the development;
iv. the erection and maintenance of security hoarding;
v. wheel-washing facilities;
vi. measures to control the emission of dust and dirt during construction; and
vii. a scheme for recycling/disposing of waste resulting from demolition and construction works."

The applicant has submitted a Construction Management Plan with an accompanying Site Set-Up Plan (DS/GARDNERWEST/CON3 rev1). Having inspected both documents, the LHA are satisfied with the details provided in regards to Condition 3.

Condition 5 – Materials
No highway comments.

Condition 6 – Drainage
No highway comments.

Condition 10 – Cycle Parking
Condition 10 is as follows:

"No part of the development shall be first occupied until the covered and secure cycle parking spaces have been constructed in accordance with in accordance with plans and details to be submitted to and approved by the Local Planning Authority."

The applicant has submitted a Site Plan (DS/GARDNERWEST/CONDS1011 rev1) which demonstrates the location and specifications for the proposed cycle store. The proposed cycle store appears of sufficient size to accommodate two bicycles in accordance with WSCC Parking Standards. The LHA are satisfied with the details provided in regards to Condition 10.

Condition 11 – EV Charging
Condition 11 is as follows:

"No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority."

The applicant has submitted a Site Plan (DS/GARDNERWEST/CONDS1011 rev1) which demonstrates the location of the proposed EV charging point. Details of the proposed charger model are included within the submitted details sheet. The LHA are limited in their ability to comment on EV charging DOC applications, so the LPA should determine whether what has been submitted is suitable to discharge the condition.

Kyran Schneider
West Sussex County Council – Planning Services