WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	22 September 2023
LOCATION:	97 Old Fort Road, Shoreham-By-Sea, BN43 5HA
SUBJECT:	AWDM/1168/23 Approval of Details Reserved by Condition 9 (cycle parking), 10 (Construction Method Statement), 12 (balcony privacy screens) and 13 (solar panels and air source heat pump) of Application AWDM/0037/23.
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 9, 10, 12 and 13 of application AWDM/0037/23. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application AWDM/0037/23, raising no highway safety concerns.

Condition 9 – Cycle Parking
Condition 9 is as follows:

"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 to be submitted to and approved by the Local Planning Authority."

The applicant states that cycle parking will be accommodated within a proposed garden building, which is subject to a separate planning application that is currently ongoing. In principle, this would be acceptable, but this would be subject to planning permission being granted. The LPA are advised to monitor as to whether or not planning permission is granted for the proposed garden building, and in the case that permission is not granted, alternative means for cycle parking should be sought and demonstrated.

Condition 10 – Construction Method Statement
Condition 10 is as follows:

"No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement 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."*

Contractor parking will be accommodated on-street on Old Fort Road. Wheel washing facilities will be provided at the site entrance if and when required.

The CMS states that loading/unloading and storage of materials and plant will take place on-site. Whilst accepted in principle, these aspects have not been demonstrated clearly, and for the avoidance of doubt, the LPA may wish to request a site set-up plan, to demonstrate the site set-up for the construction phase.

Condition 12 – Balcony Privacy Screens
No highway comments.

Condition 13 – Solar Panels and Air Source Heat Pump
No highway comments.

Kyran Schneider
West Sussex County Council – Planning Services