WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC – Highways Authority
DATE:	24 March 2025
LOCATION:	126 Upper Shoreham Road, Shoreham-by-sea, West Sussex, BN43 6TD
SUBJECT:	AWDM/0012/25 Approval of Details Reserved by Conditions 3 (risk assessment), 5 (CMP), 7 (surface water drainage), 9 (cycle parking), 10 (EV charging), 11 (materials), 12 (fencing) and 13 (refuse storage) of Approved application AWDM/0977/21. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application seeks to discharge Conditions 3, 5, 7, 9, 10, 11, 12 and 13 of permitted application AWDM/0977/21. WSCC in its role as Local Highway Authority (LHA) was a consultee for application AWDM/0977/21, raising no highway safety concerns.

Condition 3 – Risk Assessment
No highway comments.

Condition 5 – 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
- HGV construction traffic routings shall be designed to minimize journey distance through the AQMA's.
- 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,
- a commitment to no burning on site,
- 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. methods to control dust from the site

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction."

The applicant has submitted additional information regarding the anticipated number, frequency and types of vehicles to be used during construction. This has been reviewed and the LHA are satisfied with the details provided in regards to Condition 5.

Condition 7 – Surface Water Drainage
No highway comments.

Condition 9 – 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 to be 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."

The applicant has submitted a site plan and materials schedule demonstrating the location and details of bike sheds to be used for the storage of bicycles. The LHA are satisfied with the details provided in regards to Condition 9.

Condition 10 – EV Charging
"No part of the development shall be first occupied until provision for electric vehicle charging has been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide sustainable travel options in accordance with current sustainable transport policies."

The applicant has submitted a site plan demonstrating the location of the proposed EV charging points to serve the parking area to the rear of the site. Details and specifications of the proposed EV charging point are outlined in Materials Schedule document. The LHA are satisfied with the details provided in regards to Condition 10.

Condition 11 – Materials
No highway comments.

Condition 12 – Fencing
No highway comments.

Condition 13 – Refuse Storage
No highway comments.

Liz Corcoran
West Sussex County Council – Planning Services