WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	4 December 2018
LOCATION:	Caxton House, Ham Road, Shoreham-by-Sea
SUBJECT:	AWDM/1688/18 Demolition of existing building (mixed use Office B1 and general industrial B2) and construction of new building providing 14 residential units comprising 1 no. 1 bedroom flat; 12 no. two bedroom and 1 no. three bedroom flats with undercroft parking. Parking for 5 vehicles and 16 cycles
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☑ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Ham Road is a classified road close to Shoreham town centre with a mix of commercial and residential properties. There is a system of street lighting and footways bounding the site. The town centre and Shoreham by Sea train station are within 5 minutes walking distance of the site.

The proposed application is for the demolition of the existing Caxton House and the construction of a new building to include 14 residential units and parking for 5 cars and 20 bicycles.

The existing access is located to the east of the site and is of a dropped kerb design. This access is to remain unchanged and will serve the under-croft car and cycle parking. Bin storage is also located in the under-croft section of the site. Tracking plots have been provided which show cars can manoeuvre in and out of the parking spaces.

The level of parking is less than recommended in the WSCC Parking Calculator. However, the site is located in a central location close to the town centre and public transport links. The public highway has a number of parking controls in the vicinity of the site; however there are options for some on street parking in the immediate area as shown in the parking survey as undertaking in the previous planning application for the site AWDM/1267/16.

Construction
There is a public car parking bay located to the front of the building which will be impacted upon by the demolition and construction. The construction site plan shows that 2 parking bays are to be suspended; however the hoarding appears to dissect the

entire parking bay so consideration should be given suspending parking within the entire parking bay.
The site is bounding the public footpath therefore diversion works will be required during demolition and construction. Any damage to the public footpath during construction will need to be made good prior to the re-opening of the foot path.

No highway objection to the development, however a full Construction Management Plan is required.

Condition
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.

Informative
Temporary Works Required During Construction
The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic
The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

Debbie Farrell
West Sussex County Council – Planning Services