

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	04/03/2026
LOCATION:	Fishermans Wharf, Brighton Road, Shoreham-By-Sea
SUBJECT:	AWDM/0220/26 Application to approve/vary details pursuant to conditions 6 (Construction Management Plan), 9 (canopy details), 10 (Surfacing Details), 12 (surface water drainage), 13 (landscaping), 14 (verification plan), 15 (external lighting) and 16 (foul drainage) of Approved AWDM/1228/25. Variation of Condition 1 (approved plans). ORIGINAL DESCRIPTION: Temporary use of land as padel centre comprising six covered courts with associated changing rooms, cafe/retail/reception area, car and cycle parking.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed approval/variation of details pursuant to Conditions 6, 9, 10, 12, 13, 14, 15 and 16 and variation of Condition 1 of approved application AWDM/1228/25 (*Temporary use of land as padel centre comprising six covered courts with associated changing rooms, cafe/retail/reception area, car and cycle parking*).

Condition 6 – 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."*

The applicant has submitted a Construction & Environmental Management Plan (CEMP) prepared by Padel Republic. Having reviewed the submitted CEMP, the LHA are satisfied with the details provided, and raise no highway safety or capacity concerns.

Condition 9 – Canopy Details

No highways comments.

Condition 10 – Surfacing Details

No highways comments.

Condition 12 – Surface Water Drainage

No highways comments.

Condition 13 – Landscaping

No highways comments.

Condition 14 – Verification Plan

No highways comments.

Condition 15 – External Lighting

No highways comments.

Condition 16 – Foul Drainage

No highways comments.

Kyran Schneider

West Sussex County Council – Planning Services