FROST SITE, BRIGHTON ROAD, SHOREHAM

Discharge of Planning Condition 16 – Car Park Barrier

23018-RVT-XX-GN-RP-A-7050 I 17.05.2024

Rev.	Date.	Revision Description.	Revised By.
R01	21.06.24	First Issue	RV

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2. INTRODUCTION

This report has been prepared with the aim of addressing Condition 16 of the approved Planning Permission by Adur District Council for a development of the former Frosts Cars site at 69-75 Brighton Road, Shoreham-by-Sea under application number: AWDM/2039/22.

Planning Consent has been granted for the following development details;

Demolition of existing buildings, construction of 176no. One and two bedroom residential apartments and commercial development over 4 blocks between 5 and 9 levels, basement parking and raised deck, new highway access, flood defences, drainage Infrastructure, landscaping and ancillary development. (Including changes in heights and reduction from previously proposed 183no. apartments to 176no.).

3. DETAILS OF PLANNING CONDITION

Condition 16 - Car-Park Barrier

Any gate to any parking area in the site shall be sited at least 6m back from the edge of the public highway. Details of any gate and of any entry control system (if used), shall first be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town And County Planning (General Permitted Development) Order 2015 as amended, or any Order revoking or re-enacting that Order.

Reason:

To provide vehicle waiting space clear of the public highway in the interests of the safety and free flow of vehicular traffic and pedestrians and in the interests of visual amenity, in accordance with policies 15 & 28 of the Adur Local Plan 2017 and SH5 & SH9 of the Shoreham Harbour Joint Area Action Plan 2019.

4. INFORMATION PRODUCED TO SUPPORT DISCHARGE OF PLANNING CONDITION

Condition 16

The access to the basement car park is via a new bellmouth from Brighton Road. Access to the car park is controlled by raised arm automatic barriers that limit entry & egress to and from the basement to authorised users.

The opening of the automatic barrier is controlled by access fob or card readers. Typical operating speed is in the region of 7 seconds which permit seamless movement of traffic to and from the basement car park.

These barriers are set back by around 6.7m from the edge of the public highway to provide a waiting space clear of the highway and allow free flow of vehicles along Brighton Road.

In addition to the raised arm barrier, the entry to the ramp is secured with metal flood gates that will be deployed in the event of a flood warning. This flood gate is set in excess of 7m from the edge of the public highway.

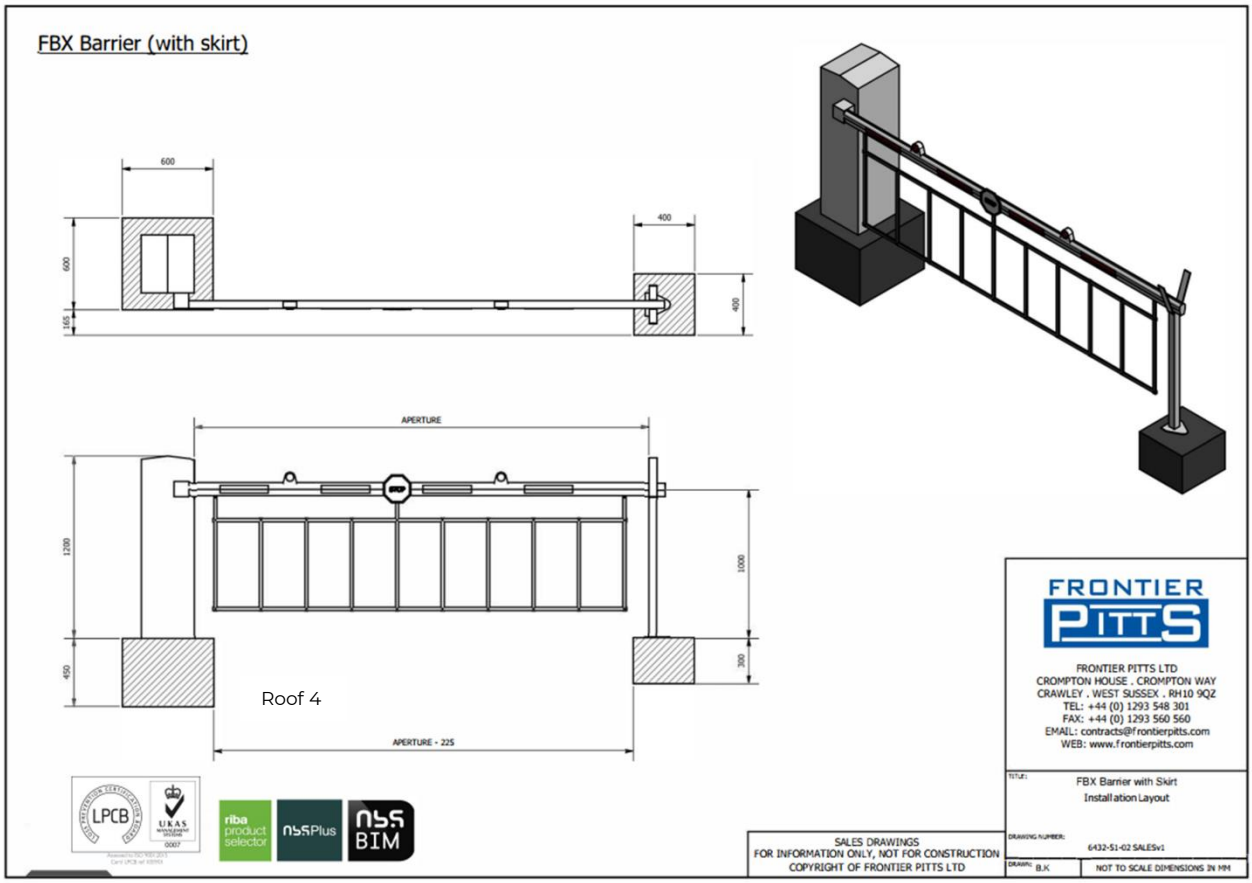


Figure 1 – Detail of Vehicle Barrier

5. CONCLUSION

The enclosed drawing clarifies the requested detail in regard to Condition 16 of the Planning Consent for the 69-75 Brighton Road development to provide a vehicle waiting space clear of the public highway in the interests of the safety and free flow of vehicular traffic and pedestrians and in the interests of visual amenity

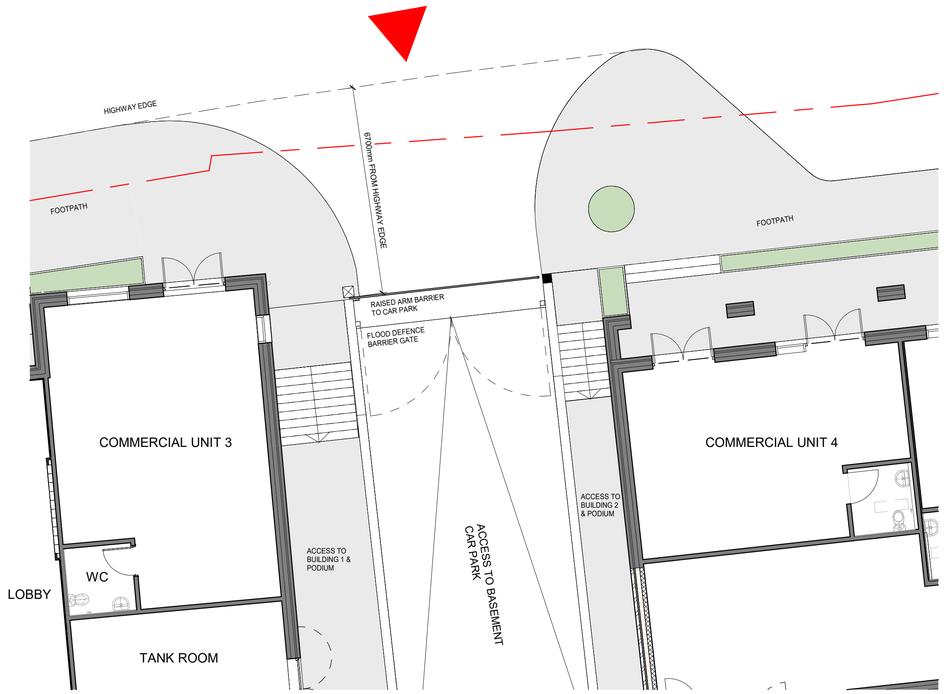
Appendix A – Supporting drawing

- SHR01-RVT-XX-XX-DR-A-9950_CAR PARK RAMP ENTRANCE LAYOUT



SITE PLAN - CAR PARK ENTRANCE

1 : 500



CAR PARK RAMP ENTRANCE

1 : 100

WIP

0m 10m 20m 30m 40m 50m

SCALE 1:500 @ A1

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1

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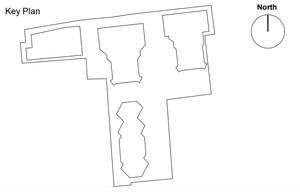
Notes

No.	Description	Date
P01	ISSUED FOR CONDITIONS DISCHARGE	23.06.24

Key Plan



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CAR PARK RAMP ENTRANCE LAYOUT

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GZ	20.05.2024	RV	23.06.2024	RV	23.06.2024

STATUS: CONDITIONS DISCHARGE

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SHOREHAM BY SEA