FROST SITE, BRIGHTON ROAD, SHOREHAM

Discharge of Planning Conditions

08 - Means of Enclosure Gates or Barriers & Permitted Development Restriction

14(ii) - Highways & Access

23018-RVT-XX-GN-RP-A-7055 I 17.07.2024

Rev.	Date.	Revision Description.	Revised By.
R01	26.07.24	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 CONDITIONS

Condition 08 - Means of Enclosure Gates or Barriers & Permitted Development Restriction

Before the commencement of development above ground level, (other than Enabling Works), details of all means of enclosure, gates or barriers for any phase shall be submitted to and approved in writing by the Local Planning Authority. These shall be provided for each phase of development prior to the occupation of each such phase. No additional or other means of enclosure, or increase in height of any means of enclosure shall be carried out without the prior written approval of the Local Planning Authority, and this restriction shall apply equally to any balcony or terrace 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:

In the interests of visual amenity, to ensure an ongoing high quality appearance and character of development in accordance with policies 15 of the Adur Local Plan 2017 and SH9 of the Shoreham Harbour Joint Area Action Plan 2019.

Condition 14(ii) - Highways & Access

Details of any new temporary access if required to serve demolition and construction works shall also be submitted to and approved in writing by the Local Planning Authority, including arrangements for its subsequent removal at the completion of these works.

Reason:

In the interests of road safety and to ensure suitable access to and around the site, including provision of the riverside path in accordance with policies 28 & 29 of the Adur Local Plan 2017, SH5 of the Shoreham Harbour Joint Area Action Plan 2019 and para 110 of the NPPF 2021.

4. INFORMATION PRODUCED TO SUPPORT DISCHARGE OF PLANNING CONDITION

Conditions 8 & 14(ii)

The strategy for enclosing the boundaries of the development across the construction programme post demolition can be summarised in 4 phases as described below:

Phase 1 – To enable works to foundation and basement – A single point of access will be provided at the existing access to Frost site. Timber hoardings are provided to the northern, eastern and western sides of the site as illustrated in the drawing below to secure the site and in the interests of public safety. The boundary adjacent to Free Wharf is protected by a combination of timber hoardings and security fencing.



SITE PLAN - ENCLOSURE - PHASE 1

Phase 2 – To enable works to the buildings 1 & 3 post completion of the basement and podium slab. Following completion of the basement and podium, a new entrance will be provided along Brighton road providing access to the basement ramp. The basement will be used for contractor parking and storage of material to support the development. The remainder of the hoardings and original site access will remain as in Phase 1.



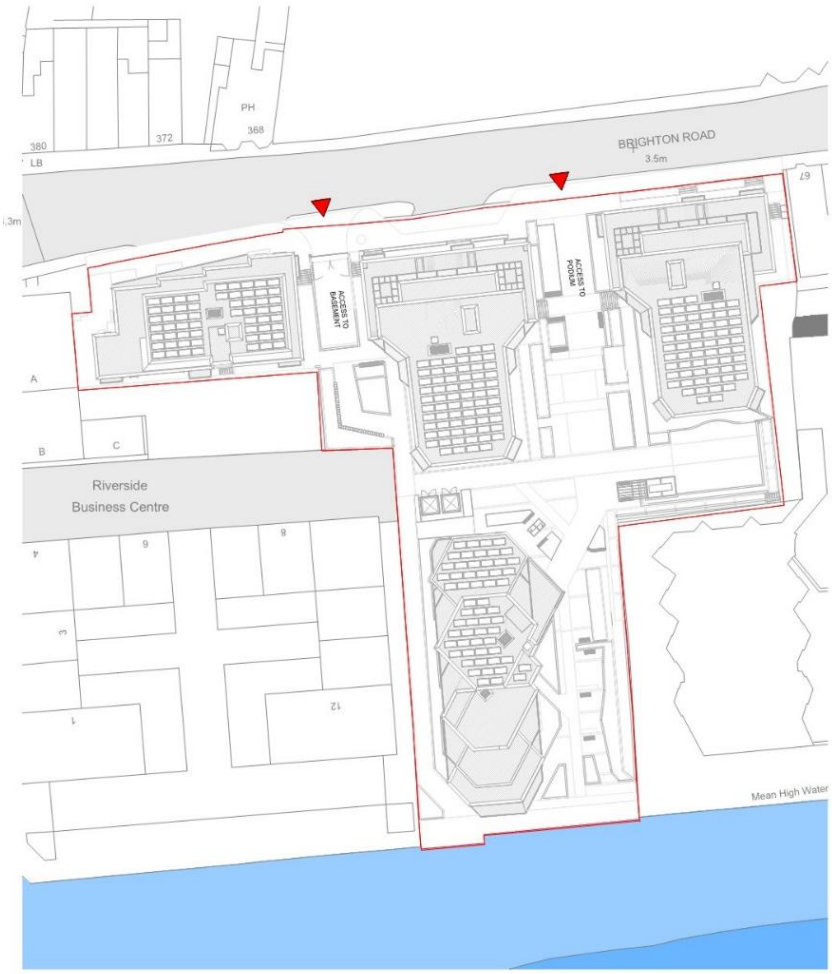
SITE PLAN - ENCLOSURE - PHASE 2

Phase 3 – To enable works to buildings 2 & 4. Following completion of the works to the access to the podium, a new entrance will be provided to enable access to the podium to complete the works to buildings 2 & 4 and works to the podium. The remainder of the hoardings and original site access will remain as in Phase 1.



SITE PLAN - ENCLOSURE - PHASE 3

Phase 4 – This is the stage when all works to the podium and building including landscape works are complete and the works to the boundaries will commence. At this stage, all hoardings, security fencing and gates will be removed.



SITE PLAN - ENCLOSURE - PHASE 4

5. CONCLUSION

The enclosed drawings clarifies the requested detail in regard to Conditions 8 & 14(ii) of the Planning Consent for the 69-75 Brighton Road development to ensure an ongoing high quality appearance and character of development and to ensure suitable access to and around the site.

Appendix A –

- SHR01-RVT-XX-XX-DR-A-9952_Enclosures And Gates Across Construction Phases 1 & 2
- SHR01-RVT-XX-XX-DR-A-9953_Enclosures And Gates Across Construction Phases 4 & 5



SITE PLAN - ENCLOSURE - PHASE 1

1 : 500



SITE PLAN - ENCLOSURE - PHASE 2

1 : 500

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

SCALE 1:500 @ A1

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Notes

KEY

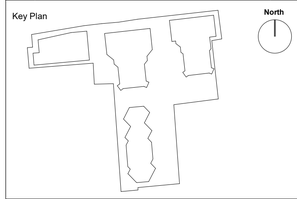
SITE BOUNDARY

EXTENT OF TIMBER HOARDING/ ENCLOSURE/ SECURITY FENCING

ACCESS GATE

No.	Description	Date
P01	ISSUED FOR CONDITIONS DISCHARGE	23.06.24

Key Plan



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PROJECT NAME:

SHOREHAM BY SEA

VIVID

ENCLOSURES AND GATES ACROSS CONSTRUCTION PHASES 1 & 2

DRN.	DATE.	CKD.	DATE.	APP.	DATE.
PD	18.06.2024	GZ	21.07.2024	RV	21.07.2024

STATUS	SCALE
CONDITION APPROVAL	1:500@A1

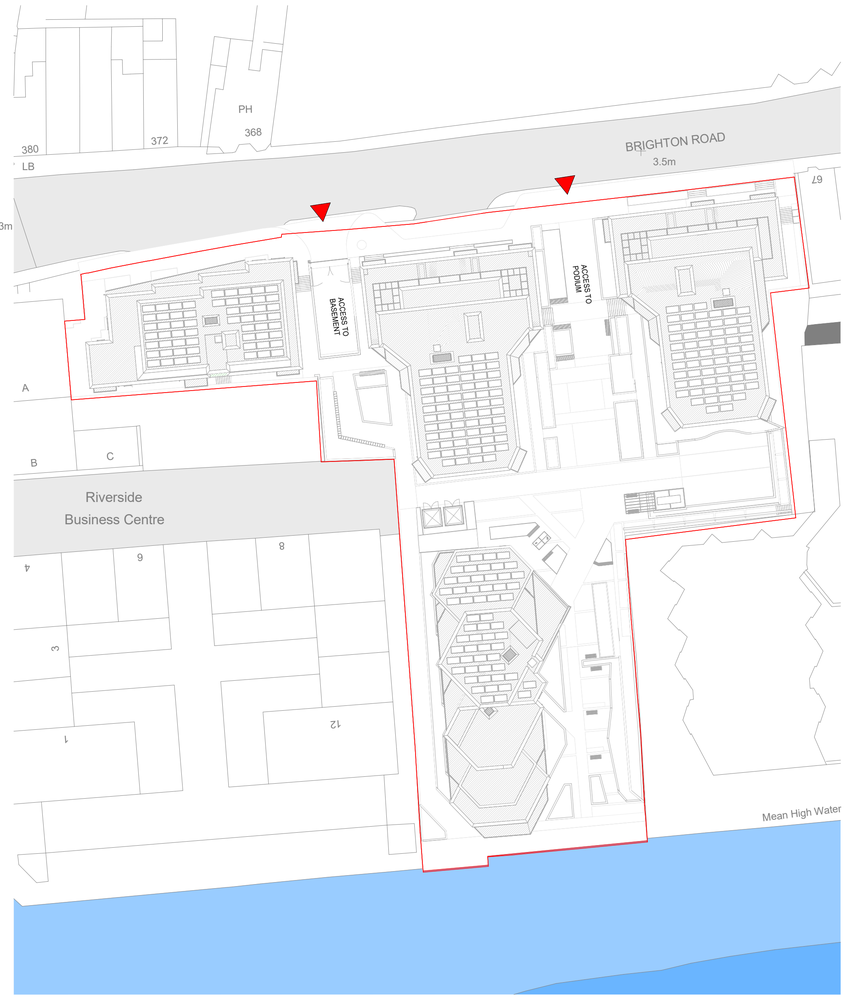
PROJECT No	ORIG.	VOLUME	LEVEL	DOC. TYPE	DISC.	SEQ. NUMBER	
SHR01	RVT	XX	XX	DR	A	9952	P01

SHOREHAM BY SEA



SITE PLAN - ENCLOSURE - PHASE 3

1 : 500



SITE PLAN - ENCLOSURE - PHASE 4

1 : 500

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

SCALE 1:500 @ A1

FILE PATH: Autodesk Docs://Shoreham By Sea/23018-RVT-DS-ZZ-M3-A-0005 - PODIUM.rvt

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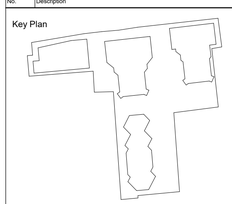
Notes

KEY

- SITE BOUNDARY
- EXTENT OF TIMBER HOARDING/ ENCLOSURE/ SECURITY FENCING
- ACCESS GATE

No.	Description	Date
P01	ISSUED FOR CONDITIONS DISCHARGE	23.06.24

Key Plan



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PROJECT NAME:

SHOREHAM BY SEA

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ENCLOSURES AND GATES ACROSS CONSTRUCTION PHASES 3 & 4

DRN.	DATE	CKD.	DATE	APP.	DATE
PD	18.06.2024	GZ	21.07.2024	RV	21.07.2024

STATUS: CONDITION APPROVAL

SCALE: 1:500@A1

PROJECT No: SHR01 – ORIG: RVT – VOLUME: XX – LEVEL: XX – DOC. TYPE: DR – DISC: A – SEQ. NUMBER: 9953

P01

SIZE: A1