WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	29 April 2025
LOCATION:	Toad Hall, 24 Brighton Road, Lancing, West Sussex, BN15 8RH
SUBJECT:	AWDM/0324/25 Two storey side and rear extension with first floor terrace, porch, vehicular crossover and alterations to boundary. Amendments to previously approved planning consent (AWDM/0455/24). Additional information (Construction Management Plan).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
A Construction Management Plan (CMP) has been provided at the planning phase to be signed off prior to determination of the proposal.
The construction management plan outlines, amongst other things, how deliveries will be serviced, parking provisions for contractors, storage of waste and materials, site working hours and wheel washing facilities.

On site parking
The internal site area is restricted in terms of available space for taking deliveries and for contractors parking. It has been outlined that contractors will be encouraged to make use of sustainable alternatives to the use of a car, or to car share where possible.
Parking will be accommodated using existing on street parking provisions in adjoining routes to Brighton Road, with Bessborough Terrace and Lancing Park noted as the preferred locations. Naturally, on-street parking is used on a first come first served basis and therefore this will be subject to availability. Parking restrictions along Brighton Road will prevent parking in unsafe locations on the highway at the point of access to the dwelling however.

Small Deliveries
Deliveries are outlined as being taken from within the site for smaller vehicles, the LHA advises that this space is only just within the parameters of acceptable, in terms of dimensions, to serve an average sized vehicle and that therefore any vans or larger vehicles may result in overhanging onto the publicly maintained highway- including footway.
Given the context of the location of this site, the LHA advise that a vehicle overhanging onto the highway would likely result in pedestrians being forced to divert into the busy carriageway at this point- which would not be considered a suitable arrangement. Therefore, only cars/ vehicles that can be accommodated wholly within the site red edge should make use of this space.

Larger Deliveries
All other deliveries have been outlined as being serviced via Brighton Road, this may at times restrict the free flow of traffic along Brighton Road, however the applicant has stated that the deliveries will

all take place outside of the network peak times and with the assistance of a designated member of staff (Banksman) whose job it will be to manage the safety of contractors, deliveries and members of the public. Deliveries should be staggered to avoid stacking on the highway at this point and scheduled to ensure that there are minimum wait times on arrival.
Furthermore, sufficient space should be retained between delivery vehicles and the built-out traffic island in the centre of Brighton Road, for the pedestrian crossing to be continually utilised by members of the public and for other road users to pass a delivery lorry to progress along Brighton Road, when safe to do so.

The CMP states that all waste will be collected and disposed of by a local licensed skip/ waste company and a location has been identified within the site frontage for this to be stored.

Wheel washing/ Maintenance
The CMP also states that the highway will be monitored for debris and dirt and cleared immediately if found. A wheel-washing station has been proposed within the site to ensure that dirt and debris are not dragged from the site into the adjoining carriageway.

Material Storage
Materials storage will be provided both within the existing dwelling and within the rear amenity space and will not be stored within the publicly maintained highway or obstructing any pedestrian/ vehicular routes.

Hoarding
Hoarding is to be erected around the site entrance including an access gate. It will not be possible to operate the gate whilst a vehicle is inside the site due to space restrictions. The hoarding will prevent an emerging vehicle from retaining visibility of pedestrians and oncoming vehicles, however it has been outlined that a member of staff (Banksman) will also be present for these manoeuvres- to assist in access/egress and protect the safety of both drivers and members of the public.

Conclusion
The Local Highways Authority has considered the CMP acceptable on the basis that all deliveries will be taken outside of the network peaks and with assistance of a Banksman. The roadside deliveries are anticipated to be for short periods of time each, with the overall construction works due to take approximately 7 months.

It is not considered that the works during construction would cause a severe highways safety concern.

The CMP is therefore considered acceptable.

Jodie Wilkes
West Sussex County Council – Planning Services