

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	11/09/2026
LOCATION:	Land Between 8 And 9 Holmbush Close, Shoreham-By-Sea
SUBJECT:	AWDM/1014/26 Approval of Details Reserved by Conditions 03 (Surface Water); 04 (SuDs Maintenance); 05 (Foul Drainage); 06 (Car Parking) 07 (Cycle Parking); 08 (External Lighting); 09 (Hard and Soft Landscaping); 10 (Boundary Treatments); 11 (Materials); 13 (BNG Net Gain Plan); 16 (CMP details); 17 (ASHP Noise details); 18 (Protection from Road Noise details) of approved application AWDM/0261/26.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice / More Information

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 of details reserved by Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 16, 17 and 18 of approved application AWDM/0261/26.

Condition 3 – Surface Water

No highways comments.

Condition 4 – SuDs Maintenance

No highways comments.

Condition 5 – Foul Drainage

No highways comments

Condition 6 – Car Parking

"No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose."

A plan (NCR PL Landscaping) demonstrates the proposed tarmac hardstanding to be use for off-street vehicle parking purposes. The LHA are satisfied with the details provided in regards to Condition 6.

Condition 7 – Cycle Parking

"No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority."

No details have been provided in regards to cycle parking. Please request this from the applicant.

Condition 8 – External Lighting

No highways comments.

Condition 9 – Hard and Soft Landscaping

No highways comments.

Condition 10 – Boundary Treatments

No highways comments.

Condition 11 – Materials

No highways comments.

Condition 13 – BNG Net Gain Plan

No highways comments.

Condition 16 – CMP Details

"No development shall commence unless and until a construction management plan (including details of storage of construction materials /equipment/parking/disposal of waste and surplus materials/control of dust) has been submitted to and agreed by the Local Planning Authority. The construction shall not be carried out other than in full accordance with any such approval."

A CMP document has been submitted, which makes reference to a site set-up plan (Appendix A) showing access, storage, welfare facilities, parking and unloading arrangements. However, this appears to be missing from the submitted CMP. Please request this from the applicant.

Condition 17 – ASHP Noise Details

No highways comments.

Condition 18 – Protection from Road Noise Details

No highways comments.

Kyran Schneider

West Sussex County Council – Planning Services