WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC – Highway Authority
DATE:	13 January 2025
LOCATION:	Oceanview Heights 15 Montague Place Worthing West Sussex
SUBJECT:	AWDM/1219/24 Approval of Details Reserved by Conditions 3 (Schedule of Materials and Finishes); 4 (Ventilation and Acoustic Protection Measures); 5 (Construction Management Plan); 6 (Biodiversity Net Gain); 7 (Surface Water Drainage Scheme); 10 (Cycle Parking Details) and 11 (Foul and Surface Water Details) of Application AWDM/0172/24. More information received.
DATE OF SITE VISIT:	3 October 2024
RECOMMENDATION:	Advice

This is the second WSCC Highways response to the above planning application seeking approval of details reserved by conditions 3 (Schedule of Materials and Finishes); 4 (Ventilation and Acoustic Protection Measures); 5 (Construction Management Plan); 6 (Biodiversity Net Gain); 7 (Surface Water Drainage Scheme); 10 (Cycle Parking Details) and 11 (Foul and Surface Water Details) of Application AWDM/0172/24.

Comments below respond solely to highways-related condition 5 (Construction Management Plan) and condition 10 (cycle parking details).

Response.
In its previous response dated 7 October 2024, the Highway Authority made the following comments:

1. Condition 5 (Construction Management Plan) – The following additional information is required:

    a) Types, size and weight of vehicles and frequency of visits to Bath Place to be made known.
    b) Please state when works are due to commence and how long they are due to last for.
    c) Tracking of vehicles at key junctions to be undertaken – namely South Street junction with (J/W) Montague Street, Montague Street J/W Bath Place and Bath Place J/W Marine Parade. This is required because of bollards and other features that are existing on the highway alongside said junctions.

d) Applicant is advised that there is a Traffic Regulation Order restricting access between 10:00am and 4:00pm on Montague Street and Bath Place and that a gate to enforce this is due to be erected at the junction of South Street with Bath Place soon. Therefore, any deliveries and use of Montague Street and Bath Place would need to adhere to the restriction.
e) Applicant to state what special measures are proposed to protect the public highway and other highway users during the construction period?
f) Applicant to state what plan is to be in-place when other vehicles need to get past construction vehicles given lack of laybys and other parking areas? A plan (plus explanation of working methods) to demonstrate this should be provided.
g) At least two properties/businesses fronting Bath Place put tables and chairs on the highway adjacent to the construction work area. As such, the applicant must liaise with the licensing officers at Adur-Worthing Councils - Helen Blakeborough: - helen.blakeborough@adur-worthing.gov.uk and/or Fiona Burn: - fiona.burn@adur-worthing.gov.uk to notify them that construction works are planned and to take instructions as to what might be required regarding any properties that have permission to place items on the highway. Sharon Clarke (also at Adur-Wothing Council): - sharon@worthingtowncentre.co.uk, should also be contacted. All officers to be contacted and solutions agreed prior to any works commencing.
h) A before-and-after survey will need to be conducted in conjunction with WSCC Highways. Please contact Mark Whitwell or Matt Gray at WSCC: mark.whitwell@westsussex.gov.uk; matt.gray@westsussex.gov.uk
i) With regard to any oversailing and/or hoisting of materials across the public highway, an oversailing licence will be required from the Streetworks Team at WSCC. Please use the following link: - Highway licences - West Sussex County Council
j) Applicant to also contact WSCC Streetworks Team for scaffolding licences: - Highway licences - West Sussex County Council
k) The CEMP also makes reference to use of Montague Place for short-term loading and/or unloading of contractors vehicles plus turning thereof. The applicant is advised that the ability to turn a vehicle using Montague Place is now not possible (other than immediately adjacent several loading and unloading bays adjacent to Marine Parade) given the presence of planters and other highway features.
l) Wheel washing is mentioned. However, it is not clear where such a feature would be located as all vehicles would already be on the public highway. Applicant to explain further.

2. Condition 10 (cycle parking details) – The preference for cycle stands is for Sheffield-type as they provide a more sturdy arrangement than low floor-mounted hoops currently proposed. Also, applicant to confirm that a work-station area with tools will be provided for maintenance of cycles. And finally, applicant to provide a larger-scale plan showing more detail of the cycle parking area, including consideration of an area for adapted/specialised cycles as-per LTN 1/20 guidance.

Latest response.
Comments in *red italic text* (where relevant/quoted) are those from the applicants.
Comments in blue text are those from the Highway Authority:

1. Condition 5 (Construction Management Plan) – The following additional information is required:

    a) Types, size and weight of vehicles and frequency of visits to Bath Place to be made known. This is set-out in Section 3 of the latest version of the CMP.
    b) Please state when works are due to commence and how long they are due to last for. This is set-out in Section 1 of the latest version of the CMP.
    c) Tracking of vehicles at key junctions to be undertaken – namely South Street junction with (J/W) Montague Street, Montague Street J/W Bath Place and Bath Place J/W Marine Parade. This is required because of bollards and other features that are existing on the highway alongside said junctions. This is now provided on plans SPC01_SWP_01, SPC01_SWP_02, SPC01_SWP_03 and SPC01_SWP_04.
    d) Applicant is advised that there is a Traffic Regulation Order restricting access between 10:00am and 4:00pm on Montague Street and Bath Place and that a gate to enforce this is due to be erected at the junction of South Street with Bath Place soon. Therefore, any deliveries and use of Montague Street and Bath Place would need to adhere to the restriction. Applicant is aware of this and has stated that they will adhere to this.
    e) Applicant to state what special measures are proposed to protect the public highway and other highway users during the construction period? This is set-out in Section 3 of the latest version of the CMP.
    f) Applicant to state what plan is to be in-place when other vehicles need to get past construction vehicles given lack of laybys and other parking areas? A plan (plus explanation of working methods) to demonstrate this should be provided. This is set-out in Section 3 of the latest version of the CMP.
    g) At least two properties/businesses fronting Bath Place put tables and chairs on the highway adjacent to the construction work area. As such, the applicant must liaise with the licensing officers at Adur-Worthing Councils - Helen Blakeborough: - helen.blakeborough@adur-worthing.gov.uk and/or Fiona Burn: - fiona.burn@adur-worthing.gov.uk to notify them that construction works are planned and to take instructions as to what might be required regarding any properties that have permission to place items on the highway. Sharon Clarke (also at Adur-Wothing Council): - sharon@worthingtowncentre.co.uk, should also be contacted. All officers to be contacted and solutions agreed prior to any works commencing.
    h) A before-and-after survey will need to be conducted in conjunction with WSCC Highways. Please contact Mark Whitwell or Matt Gray at WSCC: mark.whitwell@westsussex.gov.uk; matt.gray@westsussex.gov.uk Applicant has confirmed that the 'before' survey has already been undertaken with Mark Whitwell of WSCC Highways.
    i) With regard to any oversailing and/or hoisting of materials across the public highway, an oversailing licence will be required from the Streetworks Team at WSCC. Please use the following link: - Highway licences - West Sussex County Council

j) Applicant to also contact WSCC Streetworks Team for scaffolding licences: - Highway licences - West Sussex County Council

k) The CEMP also makes reference to use of Montague Place for short-term loading and/or unloading of contractors vehicles plus turning thereof. The applicant is advised that the ability to turn a vehicle using Montague Place is now not possible (other than immediately adjacent several loading and unloading bays adjacent to Marine Parade) given the presence of planters and other highway features.

l) Wheel washing is mentioned. However, it is not clear where such a feature would be located as all vehicles would already be on the public highway. Applicant to explain further. Applicant has explained that this will not now been required.

2. Condition 10 (cycle parking details) – The preference for cycle stands is for Sheffield-type as they provide a more sturdy arrangement than low floor-mounted hoops currently proposed. Also, applicant to confirm that a work-station area with tools will be provided for maintenance of cycles. And finally, applicant to provide a larger-scale plan showing more detail of the cycle parking area, including consideration of an area for adapted/specialised cycles as-per LTN 1/20 guidance. *Drawing No. 1965.EX.01 shows the proposals. While the stands are still low-mounted floor loops, the applicant has explained that putting in Sheffield Stands would reduce overall provision. Furthermore, it would also remove an area for adapted bikes/maintenance area.* The Highway Authority has observed that a door is shown opening outwards adjacent to the main door (that is shown opening inwards). Subject to BOTH doors opening inwards, then on this occasion, this arrangement for cycle parking would be acceptable to the Highway Authority.

Response ends. No further highway-related comments.

Tim Townsend
West Sussex County Council – Planning Services