WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	24 November 2020
LOCATION:	Hydrene 45A Underdown Road Brighton BN42 4HN
SUBJECT:	AWDM/0608/20 Demolition of existing dwelling and construction of a row of 5no. terraced 2 storey, 3-bedroom dwellings with accommodation in the roofspace plus 10no. parking spaces and bin store. Amended plans and description received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	

The Local Highway Authority (LHA) has previously been consulted on a proposal for 5 terraced 3 bedroom dwellings on this site twice before, questions were raised in our first response due to the lack of highway related information being provided. Since then further information was provided to cover the points raised, with our response dated 12th June 2020 raising no objection to the proposal, subject to planing conditions being applied.

The application description has now been revised -

> *'Subdivision of existing dwelling to form 2no. 3 bed dwellings including construction of dormer windows to front (south) and rear (north) roofslopes; construction of 4 bed bungalow with rooms in the roof in garden to south of existing dwelling; plus 7parking spaces (FURTHER AMENDED PLANS AND level windows and rooflights, plus solar panels to new build)'.*

The proposal is now for 3 dwellings instead of 5 and provides 7 parking spaces. As previously stated the access is narrow but allows good forward visibility to see any on coming vehicles trying to enter the site. After further investigation the telegraph pole at the site entrance doesn't hinder visibility. The applicant previously offered to formalise the access in collaboration with WSCC, to include works to the kerb and footway by reasonable and proportionate means. This would have safety benefits especially for the mobility impaired and to make pedestrians more aware of the access given its intensification of use should the proposal receive planning consent. Proposed plans will need to be sent to the LPA for approval. These works will also require a s278 agreement.

The Local Highway Authority does not consider that the proposal for would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the

proposal.

Conditions:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with an approved drawing.

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

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 submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Informative:

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Emma Avis - Transport Planner
West Sussex County Council – Planning Services