WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	20 November 2023
LOCATION:	59 Halewick Lane, Sompting, West Sussex, BN15 0ND
SUBJECT:	AWDM/1532/23 Approval of Details Reserved by Conditions: Condition 5 (Landscaping Details); 8 (Vehicular Access); 9 (Cycle Store); 10 (Electric Vehicle Details) and Condition 12 (Bathroom Window Details) of approved application AWDM/2030/20.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice/ More Information
S106 CONTRIBUTION TOTAL:	n/a

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.

Comment
I note that the red edge diagram provided outlines only one of the two dwellings proposed. The application form however does not outline that this is a partial Discharge of Condition, could the Local Planning Authority (LPA) please clarify.

Condition 5 - Landscaping
Not a Highways consideration

Condition 8 - Vehicular Access
It has not been demonstrated that the new access and parking area has been provided for both dwellings, the applicant has provided an image of what appears to be an existing crossover (although difficult to see in the submitted photograph) however there is no image showing that the new VCO or parking area have been constructed at the second property. The wording of this condition is such that it is for the LPA to discharge once they are satisfied that the proposed has been constructed in accordance with the approved plan (Proposed Floor Plans 5020:1A).

Condition 9 - Cycle Parking
Three vertical cycle storage spaces have been provided. It is unclear if this has been provided for both dwellings.
The approved plans demonstrate a lockable cycle store and the wording in the condition outlines that the cycle storage is to be as per the approved plans. If this alternative is to be considered, the LPA may wish to consider whether it is required that the condition is varied as the cycle storage provided does not reflect the approved plan.

The LPA should be satisfied that the proposed cycle storage is a secure and workable arrangement, the storage appears temporary in nature from the photographs provided.
A Sheffield stand or secure cycle parking shed are a preferred means of cycle storage, whilst stands other than the Sheffield can be acceptable we would prefer to avoid vertical

hanging racks or butterfly stands that are secured only by a front wheel. These types of stands can be difficult for some users to lift their bike into position and may not allow users to easily secure the frame and both wheels; so have the possibility of being less secure.

Condition 10 - EV Parking
An EV charge point has been photographed for one of the dwellings, however there are no associated details outlining the output. The LPA may wish to request this information to assess the suitability of the charge point however the Local Highways Authority (LHA) are satisfied with the provision of an EV charge point as per the condition, this should however be provided for both dwllings.

Condition 12 - Bathroom Window
Not a highways safety consideration

Jodie Wilkes
West Sussex County Council – Planning Services