WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	23 June 2020
LOCATION:	Land North Of 56 Dolphin Road And East Of 50 Dolphin Road Shoreham-By-Sea West Sussex
SUBJECT:	AWDM/0760/20 New vehicle access onto Dolphin Road to serve existing parking area.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

Site Background
The proposal is for a new vehicle access to serve the existing parking area.

The Local Highways Authority (LHA) has viewed the submitted plans and documents, taking a view that the applicant has not submitted clear enough details to assist in the LHA's recommendation for the Local Planning Authority (LPA). The LHA has provided comments below outlining the issues. These amendments will allow the LHA to make a thorough decision on highways safety grounds.

The LHA wishes to outline the issues that will need addressing before a formal recommendation can be made to the Local Planning Authority (LPA). This list will be followed with more detail below.

- Access arrangement clarity,
- Section 278 Minor Works Agreement,

Access
WSCC local mapping indicates that at current, the site benefits from two accesses. The applicant proposes to construct an access with a higher specification. The LHA asks why the applicant needs both the proposed access while leaving the other two open with no formal closing up procedure or proposed conditional use?

Section 278 Minor Works Agreement

-Swept Path Tracking-

As part of the internal consultation procedure for planning consultation, WSCC consults their Engineers on requirements they wish to see at the planning stage for Section 278 Minor Works Agreements.

They have supplied comments requesting that swept path tracking is provided for the largest anticipated vehicles to be entering the site.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

The applicant and Local Planning Authority should be aware that the information provided for this request, might result in the need for further documentation upon resubmission.

Stephen Garrard
West Sussex County Council – Planning Services