WEST SUSSEX COUNTY COUNCIL **DATE: 23/10/2017**
PLANNING SERVICES CONSULTATION

FROM: **Katie Kurek** **TO:** **Adur & Worthing Councils**
FAO: **Matthew Porter**

SUBJECT: AWDM/1948/16 - Demolition of existing buildings. Construction of three dwellings; comprising a pair of detached houses and a detached bungalow and associated landscaping and parking. DOC 3 - CMP

36, Lesser Foxholes, Shoreham by Sea, West Sussex, BN43 5NT

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £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.

The application is for discharge of condition 3 of planning approval AWDM/1948/16 (3 x dwellings). A Construction Method Statement has been provided which details matters relating to the site set up and operation during construction phase.

Deliveries will be from Upper Shoreham Road along St Nicolas Lane and into Lesser Foxholes. The context of the site is such that loading and unloading of plant and materials can be accommodated off the highway. I note that the document makes reference to rare occasions where loading and unloading may take place off site and advise that any proposed traffic management or works that would block/ affect the highway should be discussed with WSCC Highways with regards to any requirement for traffic management. Reversing on to the highway will be undertaken only with aid of a traffic marshal. Considering the lightly trafficked and slow speed nature of the unclassified road the LHA would not raise a highway safety concern to these proposed arrangements.

No workers/ visitor parking is available on site however there does appear to be capacity for some on-street parking nearby. Junction protection in the form of double yellow lines with Upper Shoreham Road deter parking in locations that would be deemed detrimental to highway safety. The LHA do not raise a highway safety concern to these proposed arrangements though the LPA may wish to consider the temporary effect on on street parking from an amenity point of view.

I note several points in the table in section 6 whereby width of footway may be reduced again the possibility of this should be discussed with WSCC Highways as per the attached informative. Deliveries will be co-ordinated outside of peak hours where possible.

The plans and details pertaining to the condition are acceptable.

INFORMATIVE
The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Katie Kurek
Planning Services