WEST SUSSEX COUNTY COUNCIL **DATE: 5/6/2009**
INFRASTRUCTURE CONSULTATION

FROM: **Liam Riddy** **TO: Adur District Council**
FAO: Peter Barnett

SUBJECT: **ADC/202/09**

100B Grand Avenue, Lancing

New dwelling attached to south side

CONSULTATION DATE: 21/5/2009

RECOMMENDATION:

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

S106 contribution: See ADC/386/08

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 Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. ADC/208/08 & ADC/386/08 to which no highway objections were raised.

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 proposal is for a single dwelling unit with access onto Grand Avenue via an existing access point, and also for an additional vehicular crossover. From an inspection of the plans alone, there are no apparent visibility issues with the existing or proposed accesses onto Grand Avenue, and the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

Proposed parking is within WSCC maximum standards, with 2 spaces provided for each dwelling. As discussed with the previous applications turning within the site is not conditioned due to the precedent already set on Grand Avenue of cars reversing onto the highway.

The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Any approval of planning permission would be subject to the following conditions:

Construction plant and materials
No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials

associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.
Reason – To avoid undue congestion of the site and consequent obstruction to access.

Cycle parking
No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority. These spaces shall thereafter be retained at all times for their designated use.
Reason – To provide alternative travel options to the use of the car in accordance with WSCC published parking standards.

Liam Riddy
Local Development