WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	4 September 2020
LOCATION:	Former Bretherens Meeting Room, East Of First Avenue, Lancing
SUBJECT:	AWDM/1241/20 Application for Approval of Details Reserved by Conditions 3 (Contractors Vehicles parking/loading/unloading); 4 (soft and hard landscaping) and 5 (schedule of materials and finishes) of previously approved AWDM/0795/16.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
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 Strategic Planning 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.

This proposal seeks the approval of details reserved by conditions 3, 4 and 5 of previously approved application AWDM/0795/16. The site is accessed via a private access road that meets with the publicly maintainable highway approximately 95 metres to the west (First Avenue – 'C' classified and subject to a 30mph speed restriction in this location).

WSCC in its role as Local Highway Authority (LHA) previously provided comments regarding highway matters for this site under application AWDM/0795/16. The LHA raised no objections to this proposal.

Condition 3 – Contractors Vehicles parking/loading/unloading
The applicant has submitted a site plan demonstrating the location of contractor vehicular parking, as well as areas used for loading, unloading and storage of plant during the construction phase. These areas are located within the site boundary. The forecourt and private access can be utilised for cars to turn on-site.

The LHA is satisfied that Condition 3 can be discharged.

Condition 4 – Soft and Hard Landscaping
No highway comments

Condition 5 – Schedule of Materials and Finishes
No highway comments

Kyran Schneider
West Sussex County Council – Planning Services