WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	27th July 2018
LOCATION:	Land North Of 1, Swallows Close, Lancing
SUBJECT:	AWDM/0567/18 Proposed 2no. three bedroom detached chalet bungalows with detached garages. DOC 5,6,7
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

West Sussex County Council, as the Local Highway Authority (LHA), has been consulted on discharge of conditions to approved AWDM/0567/18 (2 x dwellings).

Condition 5 – car parking spaces and garages

Plans have been provided detailing the garages and parking spaces. From an inspection of the floor plans the garages are slightly shy of 3m width advised in Manual for Streets. Whilst the LHA would advise this is increased from a practicality point of view, it is appreciated that a separate cycle storage facility is to be provided and that external space of suitable dimensions will be available on the hardstanding for car parking.

The plans and details pertaining to the condition are acceptable.

Condition 6 – cycle parking

The plans indicate a separate cycle storage facility that will be secure and covered, one located within each plot.

The plans and details pertaining to the condition are acceptable.

Condition 7 – construction method statement

A Construction Method Statement has been provided detailing construction phase. Parking will take place on-street nearby – there are dedicated areas for this existing practise and the LHA do not consider this practise would cause highway safety concern though the LPA may wish to assess this from a resident amenity point of view.

Loading and unloading will take place by reversing up Swallows Close under provision of a banksman. Due to the restrictions of the access medium sized lorries will be used (for which wheel washing within the site will be carried out to prevent mud overspill to highway). Considering the scale of the development the LHA do not anticipate that

frequency of vehicle movements will cause undue effect to safe operation of the nearby publically maintained road network. The safety of all users of Brighton Road should be ensured at all times.

Garages will be constructed last and thus storage of materials will be in these areas. Swallows Close is privately maintained and no placement of material or skips is anticipated on the public highway.

The plans and details pertaining to the condition are acceptable.

Katie Kurek
West Sussex County Council – Planning Services