WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils - FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	11 February 2022
LOCATION:	Marquis Of Granby West Street Lancing BN15 0AP
SUBJECT:	AWDM/1478/21 Demolition of existing structure and erection of nine dwellings within a two / two and half storey building with accommodation within the roofspace consisting of 8no. 2 bed and 1no. 3 bed apartments, with roof terraces on the second floor and associated car parking, bin and cycle store, access, landscaping and boundary treatment. AMENDED DESCRIPTION AND PLANS
RECOMMENDATION:	No Objection

The separate bungalow dwelling to the rear has been omitted and thus parking on site reduced. The building with 8 x 2-bed and 1 x 3-bed apartments will be served by 10 x parking spaces with 2 x spaces for plot 1 and 1 x space each for plots 2-8. WSCC Guidance on Parking at New Developments advises 1.7 spaces per 2-bed and 2.2 spaces per 3-bed unit, a total demand for up to 16 x spaces plus 2 x visitor spaces. The parking provision is therefore short by 6 spaces for the residential element with no dedicated visitor parking proposed.

As per previous comments dated 31 August 2021 there is limited space on site for additional parking. Previously the applicant offered a Residential Travel Pack to promote sustainable transport modes and reduce single occupant vehicle use. It is advised this is secured by condition. The LPA may wish to consider the impact on the shortfall of parking from an amenity perspective.

Previously proposed landscaping on the southern border is replaced with a pedestrian access path and improvements to bus stop hardstanding. This remains within privately maintained/ applicant land with no changes proposed to existing access points with the public highway.

Please refer to previous comments in respect to access, visibility, trip generation and sustainable transport and conditions advised.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Residents Travel Information Pack

No part of the development shall be first occupied until such time as a Residents Travel Information Pack has been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage and promote sustainable transport.

Visibility / Landscaping

No part of the development shall be first occupied until details of planting/ low level walls have been provided and approved in writing by the Local Planning Authority. Planting/walls adjacent to the access points should be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Katie Kurek
West Sussex County Council – Planning Services