WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC - Highways Authority
DATE:	16 June 2023
LOCATION:	27 Roedean Road, Worthing, BN13 2BS
SUBJECT:	AWDM/0709/23 Proposed two storey residential dwelling together with all associated drainage works.
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.

Summary

This application is for the erection of a two-storey dwelling. The site is located on Roadean Road, an unclassified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes a new dropped kerb on Roedean Road, to provide access to the proposed dwelling. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

It should be noted that the proposed access is situated close to the junction with Sunningdale Road. Under current Highway Area Office guidance, new accesses are typically not permitted within 10m of a road junction, although this requirement may be relaxed on quieter roads. Considering the local context, further dialogue with the Area Office will be required to ascertain the suitability of a dropped kerb in this location, prior to implementation.

Notwithstanding the above, from inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on to Roedean Road. In addition, the proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

Parking and Turning

The applicant proposes two car parking spaces to serve the proposed dwelling, in accordance with WSCC Parking Standards for a dwelling of this size and location. At least one parking space is to be retained for the existing dwelling also.

On-site turning does not appear achievable, so vehicles may have to exit the site in a reverse gear. However, this is the existing access arrangement and the site benefits from a suitable level of vehicular visibility in both directions.

Regarding cycles, the applicant has demonstrated a cycle store to the rear of the site, which appears of sufficient size to accommodate cycle parking provision in accordance with WSCC Parking Standards.

Sustainability
The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular bus services available from Durrington Lane, approximately 600m west of the site. Durrington-On-Sea Train Station is located approximately 1.9km south of the site.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions
Car parking space (details approved)
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 plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative
Works within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services