WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	12 May 2022
LOCATION:	Land North Of 1 To 28 The Haven Brighton Road Lancing West Sussex
SUBJECT:	AWDM/0384/22 Construction of 7no. 3 bed dwellings within a terrace of 2 storey buildings with accommodation in the roof space and 14no. parking spaces, 20no. cycle spaces and associated works including.
DATE OF SITE VISIT:	n/a / XX/XX/XXXX
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Note - these comments are based on the revised plans submitted on 4th May with reference to the changes in cycle parking and visitor parking.

Local Road Network
The site is to be accessed via and existing bellmouth access from Brighton Road to an existing development known as The Haven. Visibility splays of 43m have been shown on the site plan which are acceptable for a road with a speed restriction of 30mph.

Proposed Application
The proposal is for 7 x 3 bedroom houses with associated landscaping and 14 car parking spaces are proposed to serve the development including 2 EV charging points. Cycle storage will be to the rear and bin storage will be to the front of the dwellings in an enclosed area. The existing footpaths running along the access road will be extended into the site. Consultation and design work will be required with WSCC for the works on the highway required by extending the footways.

Access Road
The access and access road into The Haven site are well established, the proposal will have the following impacts; intensification of use, new manoeuvres from the car park access, reduced visibility from Brighton Road into the site due to the mass of buildings. However, the bell mouth access itself is relatively wide for the first 7.5m and then narrows at the public highway boundary to 5m which is acceptable for an access road. Given the horizontal geom entry of the access road and the open verge protruding from the western elevation there is an acceptable level of visibility for vehicles entering the site to see vehicles exiting the car park.

Parking
Cycle parking spaces have been provided in a covered cycle parking are to the rear of the parking area. Each dwelling will have a covered cycle area in their rear gardens. Ideally to cycle parking should be 'secure' and it is usual for a small, lockable cycle shed to be provided.

No highway objection subject to the following.

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 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.

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.

Visibility (details approved)
No part of the development shall be first occupied until visibility splays of 2.4metres by 43metres have been provided at the proposed site vehicular access onto Brighton Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and 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.

Works within the Highway – Implementation 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 Implementation Team Leader (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.

Debbie Farrell
West Sussex County Council – Planning Services