WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	13 November 2020
LOCATION:	Land Between 41 And 45 Old Fort Road Shoreham-By-Sea West Sussex
SUBJECT:	AWDM/1678/20 Application for Approval of Details Reserved by Conditions 3 (Vehicle access), 4 (Parking), 5 (Cycle parking details), 7 (Boundary treatments), 10 (Landscaping), 11 (External finished), 15 (Balcony screens) and 17 (Wholesome Water Calculations) of previously approved AWDM/0442/20.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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.

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

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AWDM/0442/20 which sought the erection of a detached three-bedroom house. No highways concerns were raised, consent was granted by the Local Planning Authority.

This consultation seeks to deal with plan and details submitted in relation to conditions 3 (Vehicle access), 4 (Parking), 5 (Cycle parking details), 7 (Boundary treatments), 10 (Landscaping), 11 (External finished), 15 (Balcony screens) and 17 (Wholesome Water Calculations) of the aforementioned planning consent.

Conditions 7 (Boundary treatments), 10 (Landscaping), 11 (External finished), 15 (Balcony screens) and 17 (Wholesome Water Calculations) do not require highways comment.

Condition 3 (Vehicle access)

03. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of road safety and having regard to policy 28 of the Adur Local Plan.*

The applicant has provided a statement that details the existing shared dropped crossing will be used to facilitate access. At the planning stage it was advised that the dropped crossing should be extend to facilitate more convenient access to the frontage parking space. While there would be no overriding safety concerns with the applicant accessing the parking spaces using the existing dropped crossing the Local Highways Authority would be minded to ask the applicant if they have considered the practicalities of this?

Manoeuvring to access the space will need to take place using the shared access driveway, there is a possibility that manoeuvring will be obstructed by parking associated with 41 Old Fort Road. For this reason the Local Highways Authority does see a benefit in widening the existing dropped crossing.

The Local Highways Authority would not wish to see bumping of the transitional and full height kerb to access this parking space if the driveway is obstructed as it can cause damage to the public highway and is also unlawful.

If no changes to the existing dropped kerb is to take place the Local Planning Authority should consider if the condition should be formally removed via a separate application rather than discharged.

I would add that Old Fort Road is unclassified and there is the potential that a VCO could be sought without planning approval via permitted development rights subject to licence approval form WSCC Highways.

Condition 4 (Parking)

04. 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 having regard to policies 15 and 28 of the Adur Local Plan.*

The parking spaces in the approved site plan were considered acceptable at the panning stage. The LPA should be satisfied that the parking spaces have been constructed in accordance with the approved plans.

Condition 5 (Cycle parking details)

05. 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 having regard to policy 28 of the Adur Local Plan.*

A statement has been provided to detail that cycle parking will take place in the garage. At the planning stage the garage was not considered as being large enough to be park vehicles.

This would be considered acceptable to the Local Highways Authority.

Ian Hayward
West Sussex County Council – Planning Services