WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	23 March 2021
LOCATION:	13 South Street Lancing West Sussex BN15 8AH
SUBJECT:	AWDM/0364/21 Approval of Details Reserved by Conditions 6 (details of gates/fences), 7 (hard and soft landscaping) and 8 (EV charging points) of Application AWDM/2052/20.
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 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 Local Development 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/0364/21 change of use of 13 and 15 South Street from commercial use to 1no. three-bedroom dwelling and 1no. four-bedroom dwelling, with new gates, parking and bike stores. No highways concerns were raised, and consent was granted by the Local Planning Authority.

This application seeks the approve details reserved by conditions 6,7 and 8 of the aforementioned planning permission. Condition 7 is non-highways related.

Condition 6 – Details of gates/fencing

06. Prior to their erection details of all gates and fences shall be submitted in writing to the Local Planning Authority for approval. The approved fences and gates shall be erected prior to the first occupation of either property.

Reason: *In the interest of neighbour and visual amenity having regard to policy 15 of the Adur Local Plan.*

The proposed fencing does not appear to encroach on highways land. The gate has an inwards opening mechanism and it is positioned at appropriate distance from the nearside edge of the carriageway.

Condition 8 – EV charging facility

08. No part of the development shall be first occupied until electric vehicle charging spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide sustainable travel options in accordance with current sustainable transport policies and policy 15 of the Adur Local Plan.*

The proposed plan demonstrates dual charging point for each dwelling and these arrangements are deemed acceptable.

The details submitted would be considered adequate to meet the requirement of conditions 6 and 8.

Anastasia Toleva
West Sussex County Council – Planning Services