WEST SUSSEX COUNTY COUNCIL **DATE: 16/08/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Katie Kurek **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/0657/16 - Erection of single detached dwelling house in garden on east side of existing dwelling.

114, Old Shoreham Road, Southwick, Brighton, West Sussex

RECOMMENDATION:

Advice	✓	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £N/A

West Sussex County Council, as the Local Highway Authority (LHA), has been re-consulted on the above application for erection of a 3-bedroom detached dwelling on land to the east of no. 114. The site is accessed from Old Shoreham Road, an 'A' classified distributor road subject to a 40 mph speed restriction in this location.

Previously the application had a nil car parking provision for the new house and existing. It is now proposed that the existing crossover is widened to provide off street parking for two cars fronting the properties. The off street car parking spaces will be of a parallel arrangement. From an inspection of the Amended Block Plan there is sufficient space within the frontages (at least 6 m by 2 m) for a parallel parking arrangement. The applicant should contact WSCC Highways for a licence for the widening works to the existing vehicle crossover (VCO).

There is no turn on site available; although this would be preferential it is clear that there is not sufficient space for this. Furthermore, neighbouring properties share a similar arrangement with no evidence of highway safety concern. By providing these off street car parking spaces the boundary treatment (hedge) will be removed thereby improving vehicular and pedestrian visibility upon exiting the site. This is deemed an improvement over the existing vehicle access which from an inspection of local mapping appears narrow and restricted.

The Local Highway Authority would not wish to raise any highways or transport grounds for refusal. If the LPA is minded to approve the application then the following conditions should be secured:

Access
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 the approved drawing.
Reason: In the interests of road safety.

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 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 Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,

- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE
The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Katie Kurek
Strategic Planning