WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	19th September 2018
LOCATION:	170, Brighton Road, Lancing, West Sussex, BN15 8LL
SUBJECT:	AWDM/0330/18 Demolition of existing building (Nos.170 and 170a) and erection of pair of semi-detached three-storey townhouses with roof terrace and garages and workshops on ground floor, new vehicular crossover and associated landscaping and car parking. Proposed studio and decked area adjacent to lagoon. AMENDED PLANS and DESCRIPTION
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☑ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been re-consulted on proposals for demolition of existing building and erection of 2 x three-storey houses with garages, new vehicle crossover (VCO) and car parking.

In our comments dated 24th May 2018 further information was requested regards demonstration of suitably sized car parking spaces. The applicant was also asked to consider providing pedestrian visibility splays and to demonstrate that access to the parking spaces is achievable with the existing central refuge island in place.

The garages and external parking spaces are now shown of sufficient dimensions. I note the Design & Access Statement refers to the 'moving of the central refuge island to be negotiated with the council'. Nevertheless the applicant should demonstrate that access to the parallel parking bays is achievable from Brighton Road via swept path tracking. This will show whether the external walls in place, as shown by the Block Plan, hinder the manoeuvre. This manoeuvre should be shown by a car entering the site from both the west and east directions from Brighton Road and will confirm whether the refuge island does need relocating/ removing.

It is noted that a level of pedestrian visibility is now shown either side of the building; this area should be kept clear of obstructions above 0.6m in height, details of which could be secured by a suitably worded condition.

Conclusion

The LHA do not wish to raise transport grounds to resist the principle of the application. Nevertheless, the applicant should demonstrate that the proposed parking spaces are accessible by way of swept path tracking diagrams. This will confirm whether the external walls and refuge island hinder the manoeuvre and if so the applicant can be advised of the process to gain technical approval for the removal of this.

Please ask for this additional information and re-consult.

Katie Kurek
West Sussex County Council – Planning Services