WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	7 October 2019
LOCATION:	Lancing Manor Filling Station Old Shoreham Road Lancing West Sussex BN15 0QS
SUBJECT:	AWDM/1479/19 Application to vary condition 1 of previously approved AWDM/0376/18. Amendments to include alterations to external layout of the scheme in relation to parking provision and removing the detached 3 bay garage.
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 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.

The proposal seeks to vary condition 1 of previously approved AWDM/0376/18 (Reserve Matters for the erection of 6 x 3 bedroom dwellings) to facilitate amendments to the external layout of the scheme, parking provision and removing the detached 3 bay garage.

These amendments have been brought about by the application of AWDM/1185/19 (Proposed 3 bedroom detached two storey dwelling to East of site with 1no. parking space; omission of 3no. bay garage and 2no. parking spaces to the rear of Plots 5 and 6, parking spaces to the West of plots 4, 5 and 6 altered to provide 2no. parking spaces for plots 4 and 5 and 1no. parking space for plot 6). If approved this application would change the layout of the previously approved scheme and this application would regularise the site layout across all applications. AWDM/1185/19 is currently listed as Pending Consideration on the Planning Register.

WSCC has raised no highways concerns with the proposed layout and quantity of parking provision for the whole site when consulted under AWDM/1185/19 which did assess the revised layout and parking provision quantity across the whole of the scheme. As such WSCC raises no concerns with the proposed.

It should be noted that given A27 is a Trunk Road, Highways England are the Local Highways Authority and should be consulted to ensure they are satisfied with the proposed.

Ian Hayward
West Sussex County Council – Planning Services