WEST SUSSEX COUNTY COUNCIL **DATE: 19/4/2010**
INFRASTRUCTURE CONSULTATION

FROM: **Liam Riddy** **TO: Adur District Council**
FAO: Peter Barnett

SUBJECT: **ADC/92/10**

77 Old Fort Road, Shoreham-by-Sea

Erection of 2x4-bed dwellings with associated parking

CONSULTATION DATE: 30/3/2010

RECOMMENDATION:

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

S106 contribution: £ 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. ADC/284/06 to which no highway objections were raised.

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.

From an inspection of the plans alone there is no apparent visibility issue at the point of access onto Old Fort Road. Two off-street vehicle parking spaces have been provided for each dwelling, which is within standards for this development. It would appear that when both parking bays are occupied it would be difficult for both vehicles to turn within the confines of the site and exit in a forward gear. However, given previous comments provided by WSCC in 2006, on-site turning is not a requirement at this site. WSCC would still recommend that, if possible, the applicant modifies the plans in order to provide turning for both parking bays.

The property is situated in a sustainable location, and the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

No anticipated highway safety implications.

Section 106 Contributions

Whilst WSCC sought a contribution for TAD on the 2006 application, this may have been in error. According to the current application, there is no net increase in the number of dwellings on this site, so although there is an increase in the number of car parking spaces, and an intensification of the highways, we cannot seek under our TAD legislation.

However, should an application be received along similar lines after a period of 5 years after the original dwellings were demolished (November 2006), we would seek a contribution as if

the site were a greenfield site, as any effect upon the highways system will have ceased by this point (the amount according to current TAD rates will be about £4350).

Liam Riddy
Local Development