WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils - FAO: Gary Peck
FROM:	WSCC - Highways Authority
DATE:	13 April 2021
LOCATION:	Cecil Norris House, 2A Ravens Road, Shoreham-By-Sea, BN43 5AQ
SUBJECT:	AWDM/0482/21 Application for Approval of Details Reserved by Condition 2 (Car Parking Spaces), Condition 3 (Covered and secure cycle parking), Condition 4 (Pedestrian Visibility Splays) and Condition 7 (Hard and Soft Landscaping) of previously approved AWDM/2015/20.
RECOMMENDATION:	Modification

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on discharge of conditions on approval AWDM/2015/20 (variation of conditions on AWDM/1742/18 - 15 x flats). Whilst the LHA were not consulted on variation of condition application AWDM/2015/20, we did comment on AWDM/1742/18 where no objections were raised.

Condition 2 - Car Parking

Car parking was secured by condition to allow the disabled bays to be marked up with extra 1.2m access aisles (hatching) either side of each bay and to the rear. DfT *Inclusive Mobility* states:

*Where bays are perpendicular to the access aisle, an additional width of at least **1200mm** along each side. Where bays are adjacent the same **1200mm** space can serve both sides. There should also be a **1200mm** wide safety zone at the vehicle access end of each bay to provide boot access or for use of a rear hoist.*

Please ask the applicant to clearly demonstrate this. Moving the bays adjacent may allow for the middle access aisle to be shared. Ideally both bays should also feature a 1.2m width rear access aisle, where achievable.

Condition 3 - Cycle Parking

The bike store shows space for 10 x cycles. WSCC *Guidance on Parking at New Developments* requires that in a communal facility 1 and 2-bed flats would require 0.5 space per unit. Total requirement would therefore be 7.5 and thus the LHA is satisfied with the provision as shown. The plans and details pertaining to condition 3 are acceptable.

Condition 4 - Pedestrian Visibility Splays

The splays drawn from the car parking spaces to the public highway show that where space is achievable either side of parking areas, this will be kept clear of obstructions over 0.6m in height. The plans and details pertaining to condition 4 are acceptable.

Please ask the applicant to address the comments above in relation to condition 2 and re-consult.

Katie Kurek
West Sussex County Council – Planning Services