WEST SUSSEX COUNTY COUNCIL **DATE: 6/8/2010**
INFRASTRUCTURE CONSULTATION

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

SUBJECT: **ADC/218/10**

110 Brighton Road, Lancing

Demolition of existing building and erection of 3x3-bed houses

CONSULTATION DATE: 15/7/2010

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. L/144/97 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.

The proposal is for the erection of 3x3-bed dwellings to replace 3 flats. The existing flats have dedicated off street parking with no provision for vehicles to turn on-site.

The new development will incorporate under-croft and garage parking in an end-on arrangement. Whilst WSCC would be concerned about the lack of a turn-on-site onto the District Distributor A259, other accesses to the East with a similar parking arrangement without turning have operated without a history of accidents. WSCC would therefore advise the LPA that a highway related objection would be difficult to sustain at Appeal.

The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

No anticipated highway safety implications.

Liam Riddy
Local Development