WEST SUSSEX COUNTY COUNCIL **DATE: 16/12/2015**
STRATEGIC PLANNING CONSULTATION

FROM: **Jamie Brown** **TO: Adur and Worthing Councils**
FAO: Rebekah Smith

SUBJECT: **AWDM/1658/15**

PLANNING ADDRESS: 15 Manor Road Lancing West Sussex BN15 0PH

RECOMMENDATION:

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

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 Strategic Planning 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.

Background
In close proximity to the site there has been a similar application for a vehicular crossover at 31 Manor Road under application number AWDM/758/11, this application was not objected to by the LHA (Local Highways Authority) and also approved by the LPA (Local planning Authority.)

The Development Proposal
The applicant is seeking to install a vehicular access to the existing property at 15 Manor Road, Lancing. The redevelopment proposal comprises the demolition of the existing 60cm brick wall which is sited on the owner's property and installation of a drop kerb.
The site is located to the west of Manor Road, approximately 60 meters north of the Roundabout at A27 Old Shoreham Road. The dwelling is currently served by a pedestrian access from the north east of the site.

In the vicinity of the site Manor Road is subject to a 30mph Speed Limit, rising to 40mph towards the roundabout at the South. Outside of the property is an existing unrestricted bus stop which serves as a Stagecoach and Compass Travel route.

Parking and Visibility
The LHA consider that there is a benefit to providing an off street parking facility in this location. Parking in this area can serve as an obstruction for the busses that stop in the already narrow carriageway and results in the bus preventing traffic from the South advancing on Manor Road. This results in a noticeable narrowing of the existing carriageway space.

Visibility at the point of access appears acceptable from an inspection of the plans, for both pedestrian and vehicular traffic. The loss of on street parking generated on the Manor Road would be an enhancement to the Highway due to busses being able to then pull into the side of the road allowing other vehicles to pass and reducing traffic standing after joining from the

busy A27. There are provisions for on street parking slightly further along the road however this is not considered to provide any severe issues for visibility. In terms of parking layout, there appears to be room for turning within site.

The proposal to install a vehicular access is also in keeping with the existing street scene as both neighbouring dwellings have a drop kerb access onto their site.

Conclusion
On the basis of the above, and in line with the NPPF guidance, notably Paragraph 32, it cannot be considered that there would be a 'severe' impact on the local highway network or highway safety as result of the traffic movements incurred via this proposal. The site access arrangements are considered suitable and therefore the LHA sees no reason to resist this proposal subject to the following condition:

- **Access**
  No development of the site shall commence until the vehicular access serving the proposed dwelling has been constructed in accordance with the approved drawing.
  Reason – In the interests of road safety.

INFORMATIVE
The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Jamie Brown
Strategic Planning