**From:** Emma Avis <Emma.Avis@westsussex.gov.uk>
**Sent:** 10 October 2024 16:07:49 UTC+01:00
**To:** "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
**Cc:** "Peter Barnett" <peter.barnett@adur-worthing.gov.uk>
**Subject:** WSCC Consultation Response from County Highways - Planning Services - AWDM/1147/24

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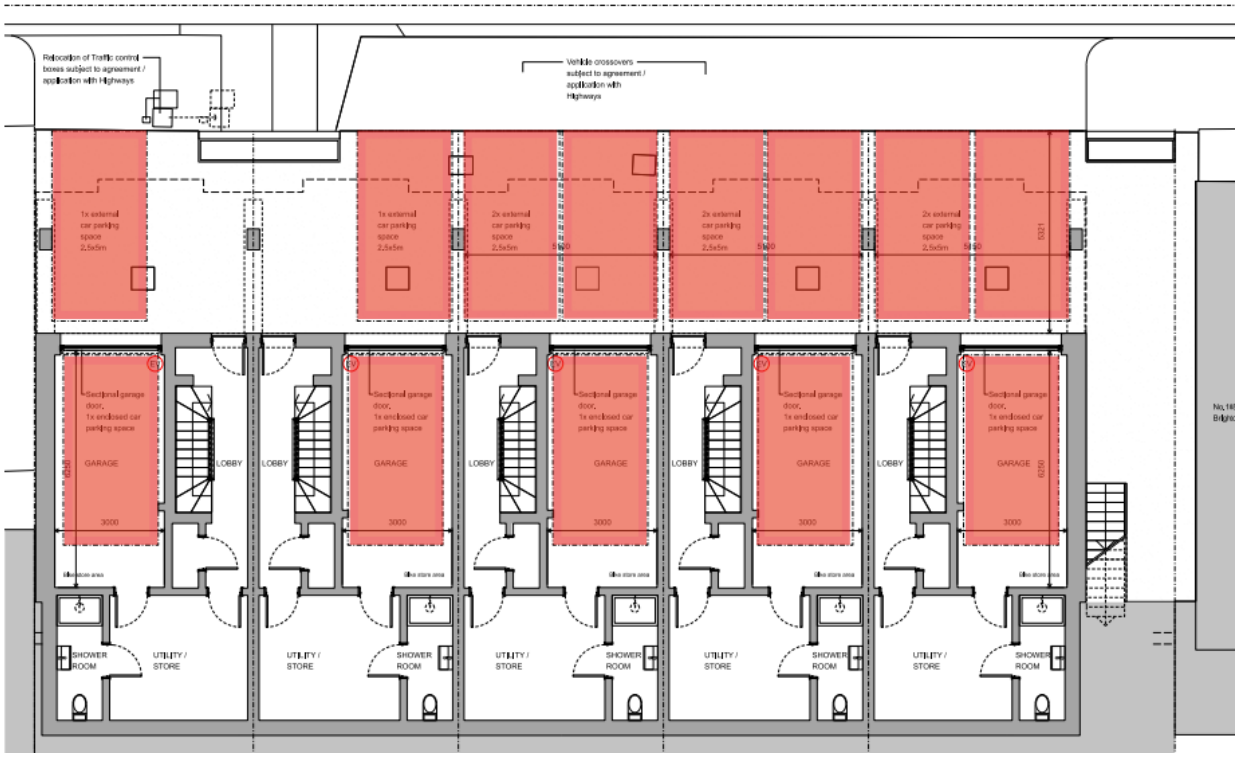
| **TO:** | Adur & Worthing Councils (AWDM) - The Local Planning Authority (LPA)<br>Planning officer: Peter Barnett |
| **FROM:** | West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA<br>Planning officer: Emma Avis |
| **LOCATION:** | Former 106 Brighton Road Lancing BN15 8LW |
| **SUBJECT:** | AWDM/1147/24 - Demolition of two existing properties of converted self-contained flats. Erection of 4 storey terrace of five dwellings (3no. 4 bedroom and 2 no. 3 bedroom) with balconies, roof terraces and integral garages. Application to Vary Condition No 1., 3., 10, 11, 13 of previously approved . Amendments: Change to conditions 01 (approved plans) and 11 (landscaping). Change to condition 03 (Flood Risk Assessment) UKPN would not accept electric incomer/ main / meter at a level above lower ground floor, as recommended within the approved FRA. Environment Agency accepted this. Change to condition 10 (materials). Minor changes to specification of materials; Removal of condition 13 (brise soleil details) Information provided in this application to satisfy the condition. |
| **DATE OF SITE VISIT:** | Site known to officer |
| **RECOMMENDATION:** | **No objection** |

The LHA note that the Design Report – Minor Amendments document under section 2 refers to all the under croft parking spaces now being enclosed to be used as garages, and 3 external parking spaces added, 1 extra for each plot 3-5 at the front of the dwellings, meaning the entire site frontage will now be used for parking.

The drawing in the Design Report document with the spaces marked out in orange detail each external space to be 2.5m x 5m. The presence of a parking space now right next to plot 2's space could mean plot 2's access is made more difficult should a vehicle be parked in space 1 of plot 3; however the tracking provided in the email from VIASOLUTIONS for the section 278 agreement appears to show the manoeuvres into and out of plot 2 in the exact same way as in the original application, to which the independent Road Safety Audit team raised no problems to and the LHA had no objections to.

The relocation of the signal controller box slightly to the east ,will need to be discussed and agreed with our signals team and any works will need to be fully funded by the developer.

The LHA would raise no objection to the changes proposed.

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Emma Avis (MCIHT) – Planner
County Highways (Development Management) - Planning Services

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