WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	10 June 2022
LOCATION:	Humphreys House 67 Brighton Road Shoreham-By-Sea West Sussex
SUBJECT:	AWDM/1211/21 Replacement of door and installation of external barrier to north elevation. Updated plans received on 31st May.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the replacement of existing door and installation of external barrier to north elevation. The site is located on Brighton Road, an A-classified Road subject to a speed limit of 30mph in this location.

The LHA has been re-consulted on this application following request for justification as to why the door was proposed to open outwards and consequently justification for the pedestrian guard rail.

The applicant has provided a plan demonstrating that the door in question currently does open outwards onto the public highway. The LPA should be satisfied that the door does currently open outwards. If this is the case, whilst the door opening outwards would be contrary to the Highways Act 1980, representing an obstruction of the public highway, the LHA could not raise an objection to the replacement door as this is the existing situation.

The site is located within the Shoreham Harbour Joint Area Action Plan (JAAP). As part of that regeneration project, it is intended that the footway fronting the site would be included as part of significant highways sustainable transport improvements. The presence of the guard rail as proposed could have an adverse impact upon the remaining footway width once the JAAP improvements have been implemented. For this reason the LHA would request the guard railing be omitted from the plans.

Please raise this final point regarding the pedestrian guard railing with the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services