WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	8 August 2023
LOCATION:	Lancing Sea Scout Group, 79-81 Manor Road, Lancing, BN15 0HG
SUBJECT:	AWDM/0117/23 Proposed part single storey/part two storey replacement scout hut.
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 erection of a replacement scout hut. The site is located on Manor Road, a C-classified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. Whilst larger than the existing, the LHA does not anticipate that the replacement scout hut would generate a significant material intensification of movements to or from the site, over what the site currently generates.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

Three car parking spaces are proposed to serve the site, although there appears to be space for two or three additional cars fronting the garages if required. From inspection of the plans, the proposed parking bays are suitably sized and on-site turning appears achievable. Storage space is available on-site for the secure storage of cycles.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services