WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	31 January 2020
LOCATION:	114 Old Shoreham Road, Brighton, BN42 4HT
SUBJECT:	AWDM/0045/20 Approval of Details Reserved by Condition 10 (Site set-up) of previously approved AWDM/1669/17.
RECOMMENDATION:	More Information

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 Planning Services 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.

West Sussex County Council, in its capacity as Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application AWDM/1669/17 (single dwelling). This application is for discharge of condition 10 of that approval.

Condition 10 requires that details of construction site set up are submitted and approved prior to commencement. A Proposed Site Layout and Storage plan has been provided.

The plan indicates that no-through road to the west of the site (Underdown Road) will be used for deliveries and the material delivery and storage area is shown at the culmination of this cul-de-sac, within the public highway. Materials will be delivered to site across the footway and temporary hoarding will be in place during this, to protect users of the footway. The developer should ensure that sufficient footway width remains.

A licence to place the skip in the public highway would be required from Area Office. Placement of skip in this area may impact amenity of residents, who appear to park in this location. However, considering the road is no through in this location placement of skip is not anticipated to impact safe operation of highway.

Nevertheless, the applicant has not indicated what type and frequency of vehicle will deliver to this area. There does not appear to be space for turning of large vehicles in this area and the applicant should clarify this point.

Katie Kurek
West Sussex County Council – Planning Services