WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC - Highways Authority
DATE:	26 September 2023
LOCATION:	88 Salvington Hill Worthing West Sussex BN13 3BD
SUBJECT:	AWDM/1229/23 Proposed two-storey 2no. bedroom house with attached garage to rear garden of 88 Salvington Hill with access onto Firsdown Road. Including associated landscaping and bin store. Renewal of AWDM/0256/20.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary and Context
The proposal is for the construction of a new dwelling with access onto Firsdown Road. This proposal was previously approved under AWDM/0256/20 (later AWDM/1087/20) with no Highways safety concerns raised. This most recent proposal has not materially changed since the initial submission, the resubmission is due to the elapsed time.

The application site is located on Firsdown Road a publicly maintained, D classified no-through road subject to a 30 mph speed limit.

Access
The applicant proposes a new dropped crossing access into the site. It is considered that the road is subject to light traffic movements given the context and speeds are not anticipated to be at the speed limit given the street geometry and presence of on street parking in this location.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injuries or collisions within the vicinity of the site. Therefore, there is no evidence to suggest any existing concerns with the highway at this point.

Vehicle Parking and Cycle Parking
Under WSCC Car Parking Guidance (adopted August 2019), the LHA would anticipate that two parking spaces would be sufficient for a development of this size and location.

The applicant proposes a two car parking provision for the new dwellings. This consists of one driveway parking space and one garage space. The driveway as proposed is considered suitable to accommodate a single vehicle, Manual for Streets standards outline that 2.4 x 4.8m is sufficient for an average sized vehicle.

The garage space to be provided is existing and measures 3.1 x 5.1 metres. Garage spaces count towards 0.5 of a parking provision. For the LHA to consider a garage to provide a parking provision of 0.5 however, the garage must measure a minimum of 3 x 6 metres (as per MfS guidance) internally. As such, the garage as proposed does not count toward a viable parking provision. Any overspill parking will be required to be made up via on street parking. This is a practise already in Firsdown Road and there are no known concerns with this practise. The LPA may however wish to consider this from an amenity perspective.

Visibility
At the point of access the applicant has proposed border planting to the east of the access which has been stated as being under 0.6m in height, this provides sufficient visibility of pedestrians travelling along the adjacent footway and assists with vehicular visibility. Pedestrian visibility is advised to be conditioned to ensure these sight lines in perpetuity, in both directions. The LHA appreciates that the presence of the large connifer trees to the west of the access may make this difficult if the LPA wish for the street scene to remain as unaffected as possible. Therefore i have suggested a suitably worded condition below outlining that pedestrian visibility is to be provided to the best of ability in the western direction- if the LPA agrees to this standpoint.

Conclusion
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.

Access (Access to be provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Dwelling and numbered 575/01.
Reason: In the interests of road safety.

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided to the eastern side of the proposed site vehicular access onto Firsdown Road and to the best of ability in the western direction in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

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

Construction plant and materials
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors

buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

Works within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Jodie Wilkes
West Sussex County Council – Planning Services