

WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| TO: | Adur & Worthing Councils FAO: Peter Barnett |
| FROM: | Highways, WSCC |
| DATE: | 07/08/2025 |
| LOCATION: | Site Of 74 Old Shoreham Road And Land South Of 72 To 88A Old Shoreham Road, Lancing |
| SUBJECT: | AWDM/0706/25 Demolition of existing bungalow at 74 Old Shoreham Road to enable access to land to the rear for the construction of nine dwellings along with associated infrastructure. |
| DATE OF SITE VISIT: | N/A |
| RECOMMENDATION: | Advice |
| S106 CONTRIBUTION TOTAL: | N/A |

This application seeks the demolition of existing bungalow to enable access to land to rear for the construction of nine dwellings. The proposals are supported by a Transport Statement prepared by RGP.

The site is located on Old Shoreham Road (A27), which is maintained by National Highways. As such, the Local Planning Authority (LPA) are advised to consult National Highways on matters relating to access and capacity. WSCC can provide advice on the internal aspects of the proposals.

The proposals seek the erection of nine dwellings, comprising two three-bedroom dwellings and seven four-bedroom dwellings. Each dwelling will be provided with two allocated car parking spaces, a total of 18 car parking spaces for the site. Under WSCC Parking Standards, the LHA would expect a development of this size and location to provide 19 car parking spaces. Considering the site location is well accessible on foot, by cycle and by public transport, the LHA would not anticipate that the shortfall of one car parking space would give rise to an adverse impact on the operation of the local highway network.

Cycle parking should be provided at two cycle parking spaces per dwelling under WSCC Parking Standards. The applicant has demonstrated this in the plans.

The submitted Transport Statement includes swept path diagrams, demonstrating that a fire appliance and refuse vehicle can access and turn on-site to the satisfaction of the LHA.

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 116), 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