From: Katie Kurek
Sent: 11 October 2018 12:29
To: Peter Barnett
Subject: RE: 170/170a Brighton Road, Lancing AWDM/0330/18

Flag Status: Flagged

Hi Peter,

Thank you for this additional plan which demonstrates a car can enter each garage without the need to re-locate the traffic island. Without an additional space on the frontage the WSCC Car Parking Demand Calculator estimates a total demand of two spaces per dwelling meaning a shortfall in one space per dwelling. If residents did attempt to parallel park and this manoeuvre wasn't possible it could result in a car overhanging the footway. Any illegal parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway.) Both of these acts are enforceable by Sussex Police.
You may wish to assess the shortfall in parking from an amenity point of view as this may result in additional on-street parking in the vicinity. However, a highway safety concern could not be substantiated for these arrangements.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Access
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 approved site plan.
Reason: In the interests of road safety.

Car parking space
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 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.

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 include 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.

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed site vehicular access onto Brighton Road 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.

INFORMATIVE
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Katie

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner
County Highways Team – Planning Services - Economy, Planning and Place Directorate
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Contact: Internal: 25730 **External:** 0330 222 5730 **E-mail**:katie.kurek@westsussex.gov.uk

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 05 October 2018 10:47
To: Katie Kurek; SU Local Development
Subject: Fwd: 170/170a Brighton Road, Lancing AWDM/0330/18

Hi Katie

The applicants have discovered that the parking on the frontage of these proposed houses won't work (as you thought might be the case) so they are proposing to just use the garage for parking. Would 1 space be adequate for each house do you think? How would we prevent parking on the frontage in the future?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ----------
From: **John Smith** <john.smith@cityzendesign.co.uk>
Date: 5 October 2018 at 10:42
Subject: 170/170a Dyke Road
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

Thanks for taking my call earlier, please find attached, the vehicle tracking for the garages from RGP.

As noted due to the nature of the plot that 'proposed parallel parking to the front is an issue, thus we are proposing that this property is only provided with one parking space each (within the garage. We note that on street parking available adjacent and opposite to the property.

Let me know your thoughts.

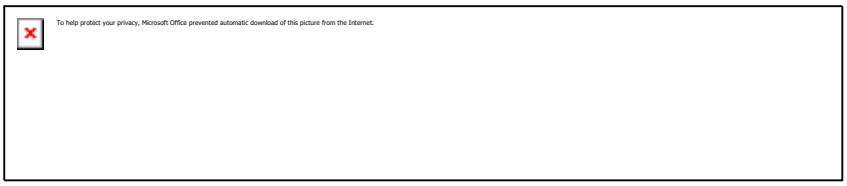
Regards

John Smith BSc (Hons) MCIAT

Director | Chartered Architectural Technologist | Low Carbon Consultant | Building Services Engineer

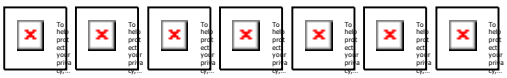
(Please note I undertake team meetings and business development on Mondays so will not always be contactable)

For and on behalf of:



Cityzen, Maritime House, Basin Road North, Hove, East Sussex, BN41 1WR.

T: 01273 915010 | W: www.cityzendesign.co.uk







Cityzen is the trading name of Cityzen Limited. Registered Office: Preston Park House, Brighton, BN1 6SB Registered Number: 10634993

This email (and any attachment) is to be treated as confidential. Should you have received this email in error, please notify me immediately using the "Reply" command and permanently delete the original and destroy any copy or printout hereof. If you are not the intended recipient, you must not use or disseminate the information contained herein or attached hereto. Cityzen will not accept any responsibility for any changes made to this e-mail after initial transmission.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.