WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	27 February 2024
LOCATION:	80 Southview Road, Southwick, BN42 4TT
SUBJECT:	AWDM/0207/24 Subdivision of dwelling to form 2No. dwellings, including insertion of door.
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.

Summary and Context

This application seeks the subdivision of existing dwelling to form two dwellings. The site is located off Southview Road, a B-classified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application AWDM/1821/20, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

Content

The existing vehicular access point on Southview Road is to be utilised, with no alterations to this arrangement proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Southview Road. Whilst the internal access road appears too narrow for two cars to pass one another, given the small scale of the development, the LHA anticipates that the chances of vehicular conflict will be very low.

Three existing car parking spaces are to be retained for use by the development. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require three car parking spaces. Therefore, the proposed parking provision is considered sufficient. From inspection of the plans, the proposed parking layout appears acceptable, with on-site turning for a car demonstrated via swept path tracking.

The site is situated in a sustainable location within walking distance of local services, amenities and public transport links. Cycling is a viable option in the area and both dwellings will be provided with secure cycle stores in accordance with WSCC Parking Standards.

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 115), and that there are no transport grounds to resist the proposal.

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

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