WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	2 July 2019
LOCATION:	386 Brighton Road Shoreham-By-Sea BN43 6RE
SUBJECT:	AWDM/0517/19 Demolition of existing building and construction of four-storey building comprising 2no. 2 bedroom flats and 2no. 1 bedroom flats, with two storey rear extension, refuse and cycle storage, pedestrian access and external amenity area and Construction Management Plan.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

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 was not consulted previously on Highway Matters for this location under planning applications no. AWDM/1703/18 .

Summary
The proposal is for the Demolition of existing building and construction of four-storey building, it is located on Brighton Road which is a A-Classified Road subject to a 30 mph Speed limit.

Parking and Sustainability
A nil car parking provision is proposed for the new Flats. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus and rail links provide a

realistic travel opportunity for longer trips. It would be anticipated that future occupiers of the dwelling would not be reliant on the use of a private motor vehicle. As a result, The Local Highways Authority (LHA) would like to see cycle storage space being implemented.

Conclusion

The Local Highway Authority (LHA) does not consider that this 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.

If the LPA are minded to approve the application, the following conditions 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 submitted to the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Garrard
West Sussex County Council – Planning Services