WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	25 February 2025
LOCATION:	St Peters Place Western Road Sompting West Sussex
SUBJECT:	AWDM/1623/24 Proposed additional storey of residential accommodation to existing building to create 5no. 2-bedroom flats. Provision of additional car parking spaces, cycle store, bin store and landscaping. Further information received from Pete Barnett's email on 13th February 2025.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

The Highway Authority are satisfied that the parking provision has been considered by the applicant and sustainable travel has been prioritised ie cycle parking spaces over any additional car parking spaces. It is also accepted that the PBZ4 (0.9 spaces per dwelling) is more representative of the conditions within the location of the site. Lancing and East Worthing railway stations are located within a 9 minute cycle ride of the site. The site is also close to the 700 Coastrider bus route.

The proposed standard of 0.73 spaces per dwelling is only marginally below the existing provision of 0.75 spaces per dwelling. There are also options for overspill parking on-street in the immediate area

No objection subject to the following conditions

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 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.

Relating to the new parking spaces to the south of the building footprint
Works within the Highway – Implementation 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 Implementation Team Leader (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.

Debbie Farrell
West Sussex County Council – Planning Services