AWDM/0937/23: Approval of Details Reserved by Condition 18 (Parking) Application AWDM/1979/19.

The site is most of the original HMRC complex, which is undergoing redevelopment for a mix of 287 houses and apartments. Condition 18 of the outline approval is as follows:

18. Parking

With the exception of any demolition works, no development within each phase shall take place until full details of car parking provision for that phase have been submitted to and approved in writing by the Local Planning Authority, including:

i) the extent of allocated, unallocated and visitor parking spaces showing the dwelling/building to which each space is allocated or related, and

ii) construction specifications, including drainage and means of marking-out/identification.

No dwelling or building shall be occupied until the car parking space(s) serving the respective dwelling (including associated visitor/unallocated parking and car club space) has been constructed and provided in accordance with the approved details. Once provided, the spaces shall thereafter be permanently retained at all times for their designated purpose.

Reason: *To ensure the provision of well-located car-parking facilities and sustainable parking to serve the development in accordance with policies 16 & 19 of the Worthing Borough Council Core Strategy 2011, Saved Policy TR9 of the Worthing Local Plan, 2003 and para 110 of the NPPF 2019.*

Documents

DR-C-7036 P1 Parking Allocation Plan

DR 2201 C1; DR 2202 C1; DR 2203 C1; DR 2204 C2; DR 2205 C2; DR 2206 C2; - External Works & Kerbing (6 drawings)

Agents email 7th January 2025

Consultations

Highway Authority **:** No Objection

Relevant Planning Policies

Worthing Local Plan 2020 - 2036: Policies DM5, DM6, DM9 & DM22
NPPF, 2024

Planning Assessment

The parking plan annotates the allocation of parking spaces both on and off-curtilages. Visitor and unallocated spaces are distributed in accordance with the approach to parking envisaged at the outline and reserved matters stages. Spaces are block paved and permeable, to reflect the approved approach to drainage.

The amended plan of January 2025 shows the final location for the three car club spaces. These are numbered 1-3 in the apartment parking area. Pending completion of this area, unallocated spaces in the housing area provide opportunity for temporary parking of the first car club vehicle (s), and informative can be attached to this approval.

The agent's response of 7th January 2025 and associated meeting with the planning officer confirms that permits will be used and managed to ensure that spaces are retained and used for residents of the development, or their visitors. This minimises risk of unauthorised parking, for instance, by commuters using the adjoining railway station.

The Highway Authority is satisfied with the application.

Recommendation - Approve

Officer: Stephen Cantwell Date: 14th February 2025

Officer: Gary Peck Date: 14 February 2025