WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	09/12/2024
LOCATION:	5 Hillbarn Parade, Upper Brighton Road, Sompting, BN15 0LH
SUBJECT:	AWDM/1560/24 Retention of single storey building for use as office/workshop (Class E)
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.

This application seeks the retention of a single-storey building for use as office/workshop (Class E). The site is accessed from Hillbarn Parade, an unclassified road subject to a speed restriction of 30 mph.

For context, WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/1069/24 (Demolition of single-storey storage building and construction of a bungalow), of which no highway safety concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current submission, the site is served by an existing dropped kerb access on Hillbarn Parade, and no alterations are proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Hillbarn Parade. In addition, the proposals are not anticipated to give rise to a significant material intensification of movements to or from the site.

One car parking space is proposed to serve the site, which would be in accordance with WSCC Parking Standards for Class E office use. On-site turning does not appear achievable, so a car may have to exit the site in a reverse gear. However, this would not be anticipated to give rise to a severe highway safety concern in this location.

Regarding cycle parking, whilst not demonstrated in the plans, the Application Form states that one cycle parking space is proposed. The proposed cycle parking provision should be covered and lockable.

In summary, 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 conditions should be applied:

Car parking space (details approved)
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 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