WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	18 August 2023
LOCATION:	Land And Buildings West Of 19 To 25 Underdown Road Southwick West Sussex
SUBJECT:	AWDM/1043/23 Conversion of the existing buildings to create a two-storey studio (Use Class C3) and workshops (part retrospective).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Access
The site is accessed via an existing vehicular access point from Underdown Road, the access is a narrow route between two properties which leads back for approx 30m into the site. There are no passing places along this access, however the access has been in use for some time serving the workshops and has done so for some time with no known highways safety concerns or recorded injury/accidents to flag an existing concern with its operation.

Parking and Sustainability
This site has 4 associated parking spaces which serve the existing workshop, these spaces have not been shown within the associated plans however the Local Highways Authority (LHA) appreciate that this is an existing arrangement.
The the site is located within a highly stainable part of Southwick, with local bus routes serving the A270 to the north of the site and Southwick Railway station a 12 minute walk south from the site. These are considered to be viable alternatives to the use of a car.

The LHA do advise that secure covered cycle storage is conditioned on any planning consent of this application, in order to further promote sustainable travel alternatives. The Local Planning Authorty (LPA) may also wish to assess the implications of any on street parking that may increase in the surrounding area as a result of this application.

Trips
It is considered that an existing workshop use would generate a higher rate of vehicular movements than a C3 dwellinghouse use, and this Workshop appears to have functioned in the past with no recorded or existing highways safety concerns.

Refuse collection has not been specified by the applicant, however the Waste and Recycling Authorities should be contacted in order to assess the suitability of the refuse collection methods within this location. Under no circumstances should refuse or recycling bins be placed in the highway or in any way to cause obstruction to the public highway.

Conclusion
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, a condition securing cycle parking is advised.

Jodie Wilkes
West Sussex County Council – Planning Services