WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	9 December 2022
LOCATION:	15 Larkfield Close, Lancing, BN15 8DP
SUBJECT:	AWDM/1774/22 Proposed 2no. bedroom attached house to North elevation.
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.

Summary and Context
This application is for the erection of a two-bedroom attached house. The site is located on Larkfield Close, an unclassified residential road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 21/11/2022, requesting additional information. The applicant has submitted additional information and as such, the LHA can provide further comment. Following an inspection of the application documents, the LHA raises no highway safety concerns for the proposals.

Access
No vehicular access is associated with this site. The LHA does not anticipate that the proposed addition of one dwelling would lead to a significant material intensification of movements to or from the site.

Parking
A nil car parking provision is proposed for the new dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require two car parking spaces. Therefore, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place on nearby roads prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact nor give rise to a parking capacity issue in this location. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Regarding cycles, no details have been provided in the plans. The applicant is requested to demonstrate secure and covered cycle parking provision for at least one cycle in accordance with WSCC Parking Standards.

Sustainability
The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. Bus and rail services are also within walking distance of the site.

Conclusion
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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition 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 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