WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Perter Barnett
FROM:	WSCC - Highways Authority
DATE:	4 August 2022
LOCATION:	6 Cokeham Road Lancing BN15 0AA
SUBJECT:	AWDM/1236/22 Change of use of annexe to a flexible use comprising a holiday let unit and for the seasonal occupancy of football players in connection with Brighton & Hove Albion Academy.
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.

WSCC acting as the Local Highway's Authority (LHA) refer to your consultation in respect of the above planning application and would provide the following comments.

Site Context & History
The access onto the application site is located on Cokeham Road, a public maintained highway.

The LHA would view said road to be set within an urban setting and be low trafficked.

The road is subject to a 30-mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.

As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS)as guidance.

Parking
The proposal would generate a 2 space parking requirement that either would need to be accommodated on the existing hardstand of the 'parent' dwelling or on street.

Experience has shown through other similar applications, that to substantiate that a shortfall of 2 car parking spaces could result in an unacceptable highway safety issue would be difficult to uphold. Therefore, the LHA does not consider this a justification for refusal on highways grounds.

It should also be noted that Traffic Regulation Orders (TRO's) are enforced in the surrounding areas, protecting carriageways that would not be deemed adequate to accommodate on street parking.

The LPA may wish to consider the amenity implications caused by a small increase in the on-street parking demand.

The applicant has proposed a NIL cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage.

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.

Stephen Garrard
West Sussex County Council – Planning Services