WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Gary Peck
FROM:	WSCC - Highways Authority
DATE:	20 July 2022
LOCATION:	26 Buckingham Avenue Shoreham-by-sea West Sussex BN43 5GL
SUBJECT:	AWDM/1108/22 Detached 2no. bedroom bungalow with access off The Avenue
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.

This proposal is for construction of a 2-bedroom bungalow. The site is located on The Avenue and Buckingham Avenue both unclassified roads subject to 30mph speed limit.

There is no vehicular access or parking associated with the site and this appears to be the existing arrangement. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the proposal would exacerbate an existing safety concern.

Proposed plans indicate new pedestrian access off The Avenue. The proposed access works onto the public highway must be constructed under a licence obtained by WSCC Highways to a specification agreed with them. Their contact details are included below.

From a capacity perspective we are satisfied the proposal for an additional dwelling will not have a severe residual impact.

A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Standards, 2 car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.

In order to promote the use of sustainable transport methods the LHA would recommend that secured and covered cycling provision is provided for the dwelling.

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.

Condition

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.

Anastasia Toleva
West Sussex County Council – Planning Services