

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC – Highways Authority
DATE:	20 September 2024
LOCATION:	Unit 4 Durrington Bridge House Barrington Road Worthing West Sussex BN12 4SE
SUBJECT:	NOTICE/0016/24 Application for Prior Approval of Proposed Change of use from commercial (Use Class E) to residential (Use Class C3) to create 107 self-contained flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

The Local Highway Authority (LHA) acknowledges the permitted change of use from offices to residential subject first to prior approval being granted. The highway aspects of this latest application are supported by way a Transport Statement (TS).

Access

Access to the development site is proposed via the existing western access to the south of the site with egress from the site will be to the south-east via the existing egress only junction. The existing access has been in use for some time with no known problems. In addition, the LHA has reviewed the latest accident data and there have not been any recorded road traffic collisions within the vicinity of the existing access point. Within the appendices a swept path diagram has been provided which demonstrates parking and turning manoeuvres for vehicles and a fire and refuse tender.

Capacity

Traffic flow information has been provided with the current application. This information considers the permitted and proposed uses. The traffic flow generation is based upon the use of TRICS. TRICS is a database containing surveys of other completed and occupied developments. The database can be refined to use comparably located site uses to forecast potential traffic generation. TRICS is an accepted means of determining traffic generation. Using this data, it is evident that the proposed residential units would generate significantly fewer vehicle trips compared with the permitted Class E office usage. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.

Parking and Layout

The existing parking area for the offices is included within the red edging. 111 spaces for vehicles will be provided, which we would accept. Car parking is accommodated within a communal car parking area located around the site. The TS confirms that 20% of all car parking spaces will be provided with a fast-charge electric vehicle charging point in accordance with the current minimum requirements. Swept path analysis of a car accessing a number of the car parking spaces is illustrated in the drawing within Appendix B.

The development has included 116 cycle parking spaces which exceeds the LHA's parameters. This will be provided in the form of 44x two-tiered cycle spaces and 14x Sheffield Stands.

Accessibility

The site is well located to encourage travel by sustainable modes including the use of walking, cycling and public transport. Rail and bus services are within accessible walking distance from the site via foot or cycle. These will provide opportunities for residents and visitors to travel to the site.

A Travel Plan will be required which can be secured via a condition. This will be required to accord with the requirements of WSCC.

Conclusion

Having assessed the TS the LHA does not consider there would be any highway grounds to resist the prior approval, the proposals are not considered to have a "severe" impact on the network in accordance with paragraph 115 of the National Planning Policy Framework (NPPF). Any approval of planning consent would be subject to the following condition:

Travel Plan (to be approved)

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Jamie Brown
West Sussex County Council – Planning Services