WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	18 January 2021
LOCATION:	13 South Street Lancing West Sussex BN15 8AH
SUBJECT:	AWDM/2052/20 Change of use of 13 and 15 South Street from commercial use to 1no. three-bedroom dwelling and 1no. four-bedroom dwelling, with new railings, gates and bike stores.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

Summary
The LHA has been re-consulted on this proposal following submission of revised plans demonstrating removal of the proposed front gardens for each dwelling. The revised plans demonstrate the proposal being situated on land within applicants' ownership and not encroaching within land considered as publicly maintained highway.

Vehicular access and Capacity
Vehicular access to the site will be utilised through the existing access arrangements onto South Street. 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 existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Taking into account the existing permitted B1/D1 usage in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network. The LHA would not wish to raise any highway capacity concerns to this application.

Car Parking for the proposed development
Onsite parking provision of 2 spaces per dwelling will be provided for this development. The parking area appears of sufficient size to accommodate The WSCC Car Parking Demand Calculator

(PDC) would expect 5 parking spaces, breakdown of 3 parking spaces required for the 4-bedroom dwelling and 2 spaces required for the 3-bedroom dwelling. It would be hard to substantiate that the shortfall of 1 space would result in a highway safety concern, however the Local Planning Authority (LPA) may wish to asses this application from an amenity perspective.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Adur Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future.

Sustainability
The site is situated within a sustainable area, close to local shops and amenities in Lancing. Lancing train stations is approximately 100yards from the site. The proposed site plan demonstrates bikes stores for each dwelling which promotes the use of sustainable transport methods and details of this are acceptable.

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

If the LPA are minded to approve this application, the following conditions are advised.

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the revised proposed plan numbered 05 Rev B. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the revised proposed plan numbered 05 Rev B.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Anastasia Toleva
West Sussex County Council – Planning Services