

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	16/12/2024
LOCATION:	Development Site 3 To 19 New Road, Shoreham-by-sea
SUBJECT:	AWDM/1492/24 Proposed 2no. detached dwellings and associated landscaping and parking.
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 seeks the erection of two detached dwellings. The site is located off New Road, a C-classified road subject to a speed restriction of 30 mph. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raise no highway safety concerns for this application.

For context, the wider site benefits from planning permission (AWDM/1419/23) for residential redevelopment, and WSCC as LHA was a consultee for that application, raising no highway safety concerns.

Content

The existing vehicular access point on New Road will be utilised for this development. This access included widening works assessed and approved by the LHA for application AWDM/1419/23. The addition of two more dwellings would not be considered a significant material intensification of use of this access.

The proposed dwellings will be allocated two off-street car parking spaces each. From inspection of the plans, the site exhibits suitable space for cars to turn and exit in a forward gear.

The WSCC Car Parking Demand Calculator indicates that the two dwellings would create demand for five car parking spaces. As such, any overspill parking may have to be accommodated on-street. The LHA would not anticipate that the shortfall of one parking space would give rise to a highway safety/capacity concern, owing to the site's sustainable location and presence of parking restrictions nearby, but the LPA may wish to consider potential amenity implications.

Provision for the secure storage of bicycles has been demonstrated in accordance with WSCC Parking Standards.

Conclusion

In summary, 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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

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 approved site plan. 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 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