WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	27 April 2020
LOCATION:	Penhill Court, Penhill Road, Lancing, West Sussex
SUBJECT:	AWDM/0578/20 Upward extension to roof to form fourth floor comprising 1no. 3 x bedroom flat and 1no. 2 x bedroom flat; amended vehicle access, 4no. additional parking spaces and new landscaping.
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 Strategic Planning 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.

Summary
This proposal is for an upward extension to form a fourth floor, comprising of one three-bedroom flat and one two-bedroom flat, alterations to the existing vehicular access and creation of four additional parking spaces.

Access and Visibility
The applicant proposes to narrow the existing access, to form a single 4.7m wide access. This is an adequate width for use as a shared access. There are no visibility issues at the proposed access. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

As a result of the works closing off part of the access, the applicant is advised to reinstate the dropped kerb across this part of the frontage. This would be subject to a licence obtained from the Local Area Engineer.

Parking and Turning
The applicant proposes an additional four car parking spaces, bringing the site total up to 13. Using the WSCC Car Parking Demand Calculator, the two proposed flats would create an additional parking demand of four parking spaces, which the plans meet. As such, the LHA considers the additional proposed parking provision to be sufficient.

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, the Local Highways Authority (LHA) request that developers provide all new homes with electric vehicle (EV) charging points. Based upon current EV sales rates within West Sussex, the applicant should provide a minimum of 20 % of all proposed parking spaces with active charging points, with ducting in place for the remaining 80% to provide 'passive' provision for future upgrades. Due to the small-scale nature of this

proposal, the anticipated provision of active EV spaces for this development would be one space, in accordance with the above WSCC guidance and Adur Local Plan policy.

The applicant has not demonstrated cycle parking facilities. Cycling is a viable option in the area. WSCC parking standards require flats to provide secure and covered cycle parking for one cycle per unit. The inclusion of cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

The proposed works do not appear to compromise the ability for vehicles to turn on-site and exit onto the maintained highway in a forward gear.

Sustainability
The site is situated in a sustainable location within walking distance of shops, schools and other amenities. The site is well connected by public transport. Lancing Train Station is situated approximately 750m north west of the site. Frequent bus services can be caught from nearby South Street and Brighton Road.

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 the application, the following conditions and informative should be applied:

Conditions
Access (details approved, access provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.
Reason: In the interests of road safety.

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.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access kerb reinstatement works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orcrossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105. https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orcrossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

Kyran Schneider
West Sussex County Council – Planning Services