WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	18 June 2021
LOCATION:	56 West Street Shoreham-By-Sea BN43 5WG
SUBJECT:	AWDM/0565/21 Demolition of existing roof and construction of additional office space within new raised roof.
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 Planning Services 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.

Site Background
The proposal is for the demolition of the existing roof and construction of a new office floor.

The application site is located on West Street a publicly maintained, low trafficked, unclassified urban road subject to a 20-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Access
No access changes are proposed.

The works are not anticipated to generate a material increase in trips to and from the site.

Vehicle/Cycle Parking and Sustainability
The proposal will see an additional 39 sq. metres of Office (E use) floor space being added.

WSCC parking guidance states that developments of this type require 1 space per 30 sq. metres of floor space. Following this guidance, the LHA would anticipate that 2 additional spaces would be required for this proposal.

The applicant has provided a NIL vehicle & cycle provision for the proposal.

The LHA appreciates that Highstreet 'scenes' such as this one historically do not receive the benefit from vehicle parking and have operated in such a way with little to no hinderance of the operations of the Public Highway, utilising both public transport and public carparks.

The application site is no different, with public transport within close proximity and a range of shops and public amenities, the LHA believes that current or future occupiers of the development would not be reliant on the use of the private motorised vehicles.

With the above considered and the applicant not clearly stating their intentions regarding sustainable travel to include cycle parking, the LHA would advise that if the LPA deem necessary, cycle parking should be provided in conjunction with MfS and WSCC sustainable travel guidance. Details of which can be secured with a suitably worded condition found below.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following condition:

Condition
Cycle Parking
The use hereby permitted shall not commence 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.

Stephen Garrard
West Sussex County Council – Planning Services