WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC - Highways Authority
DATE:	22 August 2023
LOCATION:	17-19 South Farm Road, Gaisford, Worthing, BN14 7AB
SUBJECT:	AWDM/1065/23 Demolish the existing buildings at 17-19 South Farm Road and redevelopment the site with 2 No. shop units at ground floor and 2 No. one apartments at first and second floor level.
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.

This application seeks the demolition of existing buildings and erection of two shop units with two one-bedroom apartments above. The site is located on South Farm Road, a C-classified road subject to a speed restriction of 30 mph.

The site is served by an existing dropped kerb access on South Farm Road, and no alterations to this arrangement are proposed. The proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

One existing car parking space is to be retained, although it is unclear if this will be allocated. Nevertheless, under WSCC Parking Standards, the LHA would expect a development of this size to provide at least three car parking spaces. Therefore, any overspill parking would have to be accommodated on-street, as per the existing arrangement.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place nearby prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the shortfall in parking would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Weight is given to the fact the site is situated in a sustainable town centre location, within walking distance of local services, amenities, and public transport links. Two cycle racks have been demonstrated to the rear of the site, in accordance with WSCC Parking Standards for residential use.

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

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

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