WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	12 July 2022
LOCATION:	142 Brighton Road Lancing West Sussex BN15 8LN
SUBJECT:	AWDM/1091/22 Conversion of dwelling to 2no flats
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.

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

This proposal is for conversion of the existing 9-bedroom dwelling into 1 x 3 bedroom and 1 x 4 bedrooms flat. The site is located on Brighton Road which is an A-classified road subject to 30mph speed limit.

There are no proposed alterations to the existing access or parking arrangements. 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.

This proposal is not anticipated to result in material intensification of use onto Brighton Road or the wider road network.

The proposed plans demonstrate parking space situated within the existing singe garage measuring 3.1 x 5m. These measurements do not accord with the minimum requirements of 3 x 6 m for a single garage as outlined in WSCC Car Parking guidance. However it is appreciated that this is the existing arrangement that has been operating for some time, without any evidence of highways safety concern.

Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

In order to promote the use of sustainable transport methods, the LHA would advise that covered and secure cycle storage is provided for the proposed flats.

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

If the LPA are minded to approve this application, condition securing cycle parking should be included.

Anastasia Toleva
West Sussex County Council – Planning Services