Expiry: 28/9

Development Control – Delegated Officer Report

Application Number: AWDM/0945/23 Recommendation: APPROVE

Site: **Sussex Police Authority Custody Suite, Centenary House, Durrington Lane, Worthing**

Proposal: **Creation of new vehicular access from Littlehampton Road (A2032) to serve Worthing Durrington Police Station and Custody Suite and relocation of gas meter housing**

Date of site visit: 15/9

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

The custody suite and Police Station are on the north side of Littlehampton Road, west of Durrington Lane. They sit on the same plot and to the west of Centenary House. There is an extensive car park between the buildings. Littlehampton Road (A2032) is a dual carriageway with the north lanes east bound only. Vehicle access to the site is currently shared with Centenary House and is off Durrington Lane.

On the Littlehampton Road frontage is a grass sward with many protected trees (92/00025/TPO refers). There are trees protected under the same TPO on the western boundary. Pedestrian access to the custody suite exists from Littlehampton Road.

The site is not in a conservation area and is not listed. It is in an Air Quality Management Area and is a potential site of archaeological interest. Centenary House is identified in the new Local Plan as Site Allocation A3 which indicates it can provide for 10,000sqm of employment floorspace and indicatively 250 dwellings.

The site falls within Flood Zone 1 but reference to Site Allocation A3 Centenary House states that the wider site is within an area considered to be at high risk of groundwater flooding and likely to be at a higher risk from surface water flooding. The agent advises that this is confirmed by the Environment Agency's Surface Water Flood Risk Map.

The applicants are West Sussex County Council and Sussex Police.

Proposal

Sussex Police no longer consider it appropriate to share a vehicle access with Centenary House particularly in light of Centenary House being allocated in the new Local Plan as a potential mixed redevelopment site.

It is proposed to create a new vehicle access to the car park from Littlehampton Road 25 metres east of the custody suite and south of the Police Station which includes rerouting the pavement either side to allow for the sweep into/out of the new access.

The new access will include a crossing point with dropped kerbs, tactile paving and a refuge island measuring 4.0m across the new bellmouth junction providing a connection between the existing shared footway/cycleway present along Littlehampton Road.

A Gas meter housing is also to be relocated within the site,

10 individual trees are to be removed as well as trees which form part of a protected group as well as some grassland. Habitats, or flight paths to bats, birds and badgers will also be affected, though not significantly. 7 replacement trees are to be planted. The applicant has also agreed to secure off site Biodiversity Net Gain. A suitably worded condition is recommended. The application is accompanied by an Ecological Report, an Arboriculture report and a planning statement.

Relevant Planning History:

AWDM/1513/20 - Application for consent under Worthing Tree Preservation Order No. 15 of 1992 to reduce radial spread by up to 1 to 2 metres trees of group G4 that are adjacent to the compound of the Sussex Police Authority Custody Suite. Granted

Consultations:

Highways: No objection.

Comments are made against,

- Transport Statement (produced by Paul Basham Associates, dated May 2023)
- Proposed Access Design Existing 50mph Speed Limit, drawing number 183.0002.001 revision F

WSCC Highways have issued pre application advice in respects of this proposal. The WSCC comments are within the submitted Transport Statement (TS).

The potential end use of the access is noted albeit the current planning application is seeking permission for the vehicular access only rather than any changes to existing uses within the site itself. The suitability of the access to serve any future development uses would be considered as part of any respective separate planning application.

The access takes the form of a left in, left out arrangement onto the eastbound carriageway of the A2032. A visibility splay of 4.5metres by 160 metres is indicated to the west, which is adequate for the 50mph speed limit. The design of the junction in all respects complies with the appropriate design standards. The formation of the junction would also require slight amendments to the alignment of the existing unsegregated foot/cycleway that runs alongside the eastbound carriageway. The widths of the shared use route would remain unchanged as part of the current proposals.

The proposed junction and associated works have been reviewed as part of a Stage One Road Safety Audit. The RSA raises a number of problems, the majority of which can be dealt with as part of the detailed design. An editable version of the RSA response log would need to be provided to WSCC to allow responses to be added against the Overseeing Organisation response and Agreed Actions. This can then be agreed directly between WSCC and the scheme designer, and then provided as part of the planning submission.

Of the problems raised within the RSA, the only matter that WSCC would wish to comment further on at this stage is 3.4.1. This relates to the need to provide a buffer between traffic on the A2032 and the existing unsegregated cycle way. It would appear that a hatched buffer is provided albeit this hatching is within the carriageway rather than on the cycle way itself. The proposals should seek to incorporate hatching similar to the existing arrangement. The exact extents would need to be agreed as part of the detailed design.

Notwithstanding the need for the RSA designers response log, there are no highway objections to the proposals.

A condition is recommended only to secure the visibility splay.

Visibility
No part of the vehicular access as shown on drawing number 183.0002.001 revision F shall be first used until a visibility splay of 4.5 metres by 160 metres has been provided to the west at the proposed site vehicular access onto A2032 Littlehampton Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Subsequent Highways comments:

A revised, editable and signed RSA has been submitted and agreed.

National Highways: No objection

Environmental Health: No objection

Policy:

Thank you for highlighting application AWDM/0945/23 and asking our view on implications to allocation A3 in the Worthing Local Plan. The submitted planning statement recognises the allocation in the Worthing Local Plan for redevelopment of this site (A3). As is highlighted the allocation is for residential and employment (part re-provided). The police custody suite that this application relates to would be retained as part of the redevelopment.

I note the loss of trees to accommodate the new access this is contrary to the Local Plan policy A3b) which states the existing high quality trees should be retained where possible; and Policy DM19 which requires no net loss of trees and any trees removed should, where practical and appropriate, be replaced on a greater than 1:1 basis. I am therefore pleased to see that compensation through re-planting is proposed but would recommend that this is on a greater than 1:1 basis to help support levels of canopy cover in accordance with Policy DM19.

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Arboriculture Officer:

'Thank you for your email, from looking at the report and streetview I consider that the proposals can be accepted. The trees to be lost are not the best on site, and some were proposed for removal as part of a previous development of Centenary House

I think we would expect full replacement including some larger trees i.e. 16 cm+ girth.'

Council's Drainage Consultant:

'Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

The applicant is applying for the creation of new vehicular access from Littlehampton Road (A2032) to serve Worthing Durrington Police Station and Custody Suite and relocation of gas meter housing.

Following a review of the submitted information, the details for the proposed surface water drainage system are underestimating the current volume of storage required for the site due to the parameters used. However, due to the type of application, size of the site and the space available in this instance we believe we could provide a condition that ensures the correct parameters are used.

This can be summarised into the following conditions:

***Condition 1**: Prior to the commencement of development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system incorporating source control measures and restricted to the predevelopment runoff rates of no greater than 1 l/s for the corresponding critical storm shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:*

- *Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable drainage system and the measures taken to prevent pollution of the receiving surface waters. The updated information shall include the use of FEH 2022 rainfall data and utilise a CV value of 1 to ensure*

the attenuation is sized sufficiently for the critical design storm. This shall also include the following information:

- *Demonstrate that the proposed discharge rate does not exceed the predevelopment discharge rates for the corresponding critical storms.*
- *Demonstrates that the proposed surface water drainage system does not surcharge in the 100% AEP (1 in 1 year) critical storm duration, flood in the 3.33% AEP (1 in 30 year) plus climate change critical storm duration or the 1% AEP (1 in 100 year) critical storm duration.*
- *Demonstrates that any flooding that occurs when taking into account climate change for the 1% AEP (1 in 100 year) critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes.*

***Condition 2**: Prior to the commencement of development, full details of the*

proposed surface water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual groundwater levels and winter infiltration testing to BRE365, or similar approved, will be required to support the viability of infiltration at the site.

***Condition 3**: No phase of the development shall commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing by, the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.*

We would recommend the application is not approved until the updated information is received that address the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.'

Representations:

None received.

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SS2, A3, DM5, DM6, DM8, DM9, DM15, DM18, DM19, DM20, DM22 and DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to extensions and alterations to public buildings within the built-up area. The key considerations in this case are the effects on highway safety, ecology and trees and visual amenity and any the proposed bio diversity net gain.

Highways:

The local highways authority does not object to the proposal and has recommended a visibility condition be added to any approval.

Ecology/Trees

10 individual trees and a group of trees are to be removed. 7 replacement trees are proposed to be planted. This is less than the minimum 1:1 ratio typically sought. The applicant's justification for this is that:

'The proposal maximises the planting along the frontage aligning Littlehampton Road and that due to the constraints of that area and the specimen requirements, it is not physically possible to plant any further additional trees. It should also be noted that the loss of the existing 5 higher-quality category B tree specimens will be fully compensated for as part of the proposal. It is considered that the selected species and size are appropriate substitutions for location, environment, and purpose.'

Given the restricted nature of the site and that the 7 trees going in are category B trees the shortfall is tolerable. The loss of 5 category c trees and a group of category c trees, in this case, can be accepted.

BNG

The applicant is aware of policy DM18 of the local plan which seeks:

New developments (excluding change of use and householder) should provide a minimum of 10% net gain for biodiversity - where possible this should be onsite. Where it is required/necessary to deliver biodiversity net gain offsite this should be part of a strategic ecological network having regard to Green Infrastructure and Local Nature Recovery strategies. Where it is achievable, a 20%+ onsite net gain is encouraged and is required for development on previously developed sites. Major developments will be expected to demonstrate this at the planning application stage using biodiversity metrics. This should be accompanied by a long term management plan.

Enhancing the site's BNG is unlikely to be deliverable, given site constraints, but the applicant has agreed to a condition which will deliver or secure off site BNG as follows:

The development hereby approved shall not commence until details of a scheme to deliver or secure off-site biodiversity net gain, in accordance with the current Biodiversity Net Gain Metric either by the developer, or provided by a reputable organisation are submitted to, and approved in writing by the Local Planning Authority. Such details as approved shall be implemented within a timeframe agreed as part of this approval process.

The proposal is therefore compliant with policy DM18.

Drainage

The Council's drainage consultant has studied the application and concluded that the details submitted in respect of the proposed surface water drainage system are underestimating the current volume of storage required for the site due to the parameters used. However, they advise that the shortcomings can be addressed via condition and they have recommended 3 in this case. The applicant has agreed to the imposition of the 3 conditions.

Archaeology

The site is identified in the local plan as being of potential archaeological interest. A condition that requires an archaeologist to be nominated and agreed with the Council and for that archaeologist to be allowed to keep a watching brief during excavations and groundworks is recommended. A written copy of the results of the watching brief is required to be submitted to the Local Planning Authority. This condition has been agreed by the applicant.

Conclusion

There are no neighbour impacts with this proposal. The new access will give independent access to the police station and custody suite and facilitate the potential redevelopment of Centenary House in accordance with its site allocation in the local plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Details of BNG
4. Visibility splay provided.
5. Details of surface water disposal
6. Details of surface water drainage
7. Details of management of surface water drainage
8. Details of archaeologist/watching brief report
9. Tree planting

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Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: MOK Date: 23/1/24

Authorised by: Jo Morin Date: 24.01.2024