WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	25 August 2021
LOCATION:	Garage Block North Of St Peters Place Western Road Sompting West Sussex
SUBJECT:	AWDM/1202/21 Demolition of existing garages and construction of a 2 storey commercial building (Use Class E(g)) comprising 6no. units with associated car parking, visitor parking , cycle spaces and landscaping and bin store. Retention of existing flat block to the south and provision of additional car parking spaces for existing flats as previously approved under AWDM/0300/20. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

More information regarding the car parking relating to the above site has been provided and WSCC make the following comments which should be read in conjunction with the original response dated 20th July 2021. Conditions are attached.

WSCC acknowledge the sites sustainable location as highlighted in Section 3 of the Transport Statement. There is a good level of accessibility to public transport, with two bus services within 400m of the site, and the local train station is within maximum walking distance guidelines. Cycle storage is also provided on site and walking and cycling to local amenities are also within recommended guidelines.

The submitted overspill car parking plan (6849-SK03) shows there to be the potential for an additional 10 car parking spaces (providing a total of 25 spaces) should the occupiers of the units require more parking as per WSCC car parking standards. WSCC are satisfied that this will help to avoid any overspill parking into St Peters Place, and as the public highway access is at least 100metres from the commercial unit entrance it is acknowledged that any overspill parking is unlikely to occur in the public highway.

It was noticed that the 3 spaces in the access of the units could cause blocking issues if a refuse vehicle needed to turn (see the swept path diagrams submitted within the Transport Statement below). The likelihood of the two occurring together would be low and could be avoided on refuse collection days, with the use of bollards or some signage. However; if it was found to be in use on a

regular basis this could cause access issues for emergency service vehicles. With this in mind we would advise this area is kept clear where possible.

In summary WSCC are satisfied with the overspill plan, and the sites access to local amenities and public transport. For safety we would ask that parking in the access should be discouraged to ensure emergency/service access is not hindered. This would still create an overspill parking plan of 7 spaces which WSCC find acceptable.

Conditions

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

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 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.

Alison Meeus
Transport Planner
WSCC