WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC - Highways Authority
DATE:	1 February 2024
LOCATION:	Wenban Smith Limited, 14 Newland Road, Worthing, BN11 1JT
SUBJECT:	AWDM/0110/24 Erection of roof extension at second floor level, three-storey side extension; external alterations at first floor and the change of use of first floor from general industrial (Use Class B2) to facilitate the provision of four self-contained residential units (Use Class C3)
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.

Summary and Context

This application is for the erection of a second floor/side extension forming four self-contained flats and office space. The site is located on Newland Road, a C-classified road subject to a speed restriction of 30 mph. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for similar application AWDM/0232/23, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access and Visibility

The applicant proposes alterations to the existing crossover, relocating the access approximately 1.2m west and reducing in width to 8m. The proposed works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on to Newland Road. In addition, the proposed works are not anticipated to give rise to a significant material intensification of movements to or from the site.

Parking and Turning

The applicant proposes slight amendments to the existing car park, with an altered layout providing six car parking spaces for use by the existing showroom/office. The proposed parking bays are suitably sized and on-site turning appears achievable.

A nil car parking provision is proposed for the four flats. The WSCC Car Parking Demand Calculator indicates that the four flats would require four car parking spaces. As such, parking associated with these flats would have to be accommodated on-street.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, 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 location.

Regarding cycles, the plans demonstrate a cycle store with provision for four cycles, in accordance with WSCC Parking Standards for the proposed residential use.

Sustainability
The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, being within walking distance of Worthing Train Station and bus stops on the A24.

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

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

Condition
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.

Informative
Works within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services