# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO: Hannah Barker |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 5 December 2023 |
| **LOCATION:** | Former Healthlink House, The Annexe, Southwick Street, Southwick, BN42 4TE |
| **SUBJECT:** | AWDM/1582/23<br>Erection of 2 no. 2 bed dwellings following demolition of existing offices, in the alternative to permission ref: Notice/0021/22 for change of use from commercial, business and service (use class e) to form 1no. 4-bedroom residential unit (use class c3). (Resubmission of AWDM/0002/23) |
| **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 demolition of existing offices and erection of two two-bedroom dwellings. The site is located off Southwick Street, a C-classified road subject to a speed restriction of 30 mph. Following an inspection of the 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/0002/23, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

Access and Visibility

The applicant proposes to utilise the existing vehicular access on Southwick Street, with no alterations to this arrangement proposed. From inspection of WSCC mapping, there are no apparent visibility issues with the existing point of access on to Southwick Street. In addition, the proposed development is not anticipated to give rise to a material intensification of use of this access.

Parking and Turning

The applicant proposes three car parking spaces, in accordance with the WSCC Car Parking Demand Calculator for a development of this size and location. From inspection of the plans, the proposed parking spaces are suitably sized and on-site turning appears achievable.

Regarding cycles, the applicant has demonstrated bike stores for both dwellings, providing secure and covered cycle parking provision in accordance with WSCC Parking Standards.

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, with regular local bus services available from Southwick Street. Coastliner services can also be caught from the A259, approximately 500m south of the site. Southwick Train Station is situated approximately 450m southwest of the site.

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 the application, the following conditions should be applied:

*Car parking space (details approved)*

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

*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**