WEST SUSSEX COUNTY COUNCIL **DATE: 15/08/2014**
STRATEGIC PLANNING CONSULTATION

FROM: Jamie Brown **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/0987/14 - Outline application (including details of access, layout and scale) for the demolition of existing commercial buildings and the erection of 2no. 2-bed dwellings of 1.5 storeys in height and 1no. 2-bed single storey bungalow

Units 1-2, Cecil Road, Lancing, West Sussex

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	X
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown):

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

From viewing the submitted information, there was no submitted Design and Access Statement or detailed Planning Statement in support of these proposals, therefore a number of assumptions have been made on the information submitted.

The proposal seeks Outline planning consent for 2no 2 bed dwellings and 1 no 2 bed single storey bungalow. The principle of the access, layout and scale are the subject of this application. According to the Application from a nil parking provision would be provided for these units. The applicant has a right of access to the units to the rear of Cecil Road which it is assumed would be used for pedestrian access only.

Having assessed the submitted plans there are some areas that need further input and modifications:

Whilst the sites sustainable location is appreciated a parking survey should assess two aspects;

- parking capacity - the amount of available parking space within the survey area and,
- parking stress- the number of vehicles which are parked within the survey area at a specific time, most commonly at peak times of residential parking demand.

Surveys between the hours of 22.00 to 05:30 must be undertaken on two separate weekday mornings (i.e. Monday, Tuesday, Wednesday or Thursday). Public holidays and school holidays should be avoided. Undertaking a survey on a date when an event is taking place locally may impact the results of the survey should also be avoided. The reason for selecting these times

is to capture maximum demand for residential parking, i.e. when most residents will be at home.

These two aspects combined will allow us to determine the level of parking available and if vehicles associated with new developments can be accommodated on street without impacting on existing residents parking amenity or highway safety.

Some consideration needs to be given to the servicing of the site-If the site is to be served by a refuse vehicle, swept path diagrams of how such a vehicle could turn and enter the highway in the forward gear should be provided.

Jamie Brown
Strategic Planning