WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	3 May 2022
LOCATION:	29 Rectory Walk, Lancing, BN15 0DU
SUBJECT:	AWDM/0652/22 Conversion of property into 2 dwelling houses and single storey extension.
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
This proposal is for the conversion of an existing three-bedroom dwelling to form two two-bedroom dwellings, with a single-storey extension. The site is located off Maple Walk, an unclassified 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.

Access and Visibility
The applicant proposes to utilise the existing vehicular access, with no alterations to this arrangement proposed. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to the maintained highway. In addition, the LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the site.

Parking and Turning
The applicant proposes to retain two existing car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require four car parking spaces. The Design & Access Statement states that there is potential for additional parking to be provided if required and therefore, if additional parking is to be provided, a minimum of four parking spaces for the site would be sufficient.

Notwithstanding the above, the LHA does not anticipate that the shortfall of two parking spaces would result in highway safety concern, nor give rise to a parking capacity issue. Maple Walk and the surrounding roads benefit from unrestricted on-street parking. However, the LPA is advised to consider the potential impacts this development may have on on-street parking from an amenity point of view.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Adur Local Plan policy. Ducting should be provided to all remaining parking spaces to

provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below.

Regarding cycle parking, the applicant has demonstrated secure cycle parking for the proposed dwelling, 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. Hourly bus services are available from nearby Busticle Lane, providing links to Lancing and Worthing. Lancing Train Station is located approximately 2.1km southeast 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 required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Electric Vehicle Charging Spaces
No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services