

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSSC – Highways Authority
DATE:	17 March 2025
LOCATION:	Land West Of 13 To 15 Farncombe Road Worthing West Sussex
SUBJECT:	AWDM/0133/25 Erection of 4no. single storey, 1-bed residential dwellings for adults with complex learning disabilities and autism (1no with associated staff room)(Class C3(b)).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

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

Site Context & History

There are a number of previous planning applications submitted at this location. The Local Highways Authority (LHA) has previously been consulted on similar matters at this location under the following references:

-AWDM/0932/19 -Erection of block of 4no. flats consisting of 2no. two-bedroom and 2no. one-bedroom and creation of 4no. parking spaces at western end of rear garden following the demolition of rear fire escape on main building and outbuildings.

- AWDM/1517/19 -Erection of block of 3no. flats consisting of 3no. two-bedroom and creation of 4no. parking spaces and 3no. cycle spaces at western end of rear garden following the demolition of rear fire escape on main building and outbuildings (resubmission of AWDM/0932/19

No highway safety concerns were raised to these proposals, however both applications were refused by the LPA on matters unrelated to highway safety.

The most recent approval at this site is under:

- AWDM/0699/20 -Demolition of existing garage, shed and rear steps and access. Proposed two- storey rear extension to east elevation to create 2 no one bedroom flats. In addition to bike and refuse storage and 4 no. parking spaces.

This current application seeks the erection of 4no. single storey, 1-bed residential dwellings for adults with complex learning disabilities and autism, to the west of 15 and 13 Farncombe Road.

Access

Access to the maintained highway network would be achieved via an existing in/out access arrangement serving the 7 existing flats (within number 13) onto Farncombe Road. Farncombe Road is a 'C' classified road subject to a 30-mph speed limit.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Farncombe Road. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents or highway collisions associated with the existing point of access.

Parking

The wider site as a whole at 13 Farncombe Road currently consists 7 x 1 bed flats. These 7 flats have been outlined as being served via an existing 2 unallocated car parking spaces and 2 cycle storage spaces. Using the WSCC Car Parking Demand Calculator it is anticipated that 7 flats of this size in this location would attract the demand for 7 car parking spaces, an existing shortfall of 5 spaces.

There is a discrepancy in the number of existing and proposed parking spaces available at the site. The application form outlines a total of 2 existing parking spaces with 4 spaces proposed to serve the entire site. Whereas the plans demonstrate 4 existing parking spaces with an additional 2 provided for the development and assigning 2 of the existing spaces to the new dwellings.

With the addition of 4 x 1 bed dwellings, it would be anticipated that a total of 11 x 1-bedroom dwellings of this size/type in this location would attract the demand for 11 car parking spaces, generating a potential overall shortfall of 5 spaces.

While there is a shortfall of 5 spaces, due to the sustainable nature of the site it would not be anticipated that the proposed would materially worsen any existing on-street car parking pressures.

Sustainability

Secure and covered cycle parking has been provided and is an improvement over the existing provision. Ideally the parking demand should meet 1 space per unit in line with WSCC guidance.

The LHA is mindful that the site is located within a sustainable location, Worthing railway station is located a 20minute walk or 7minute cycle from the site and regular bus services operate along the A259 to the south, allowing an alternative for journeys to Littlehampton, Goring by Sea and Brighton. Shops and amenities are located along the adjoining A259 and extend through to Warwick Street in the centre of Worthing. Parking restrictions are also in place along Farncombe Road and a number of the adjoining routes, to deter parking in unsafe locations of the highway network.

On balance therefore, it is considered that the shortfall of parking spaces would not justify a highway safety concern as the option for sustainable alternatives is readily available. The Local Planning Authority may wish to consider the amenity implications of this parking and cycle parking provision however.

Conclusion

The Local Highways Authority does not consider that the proposal would have and 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 116), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions would be advised:

Car parking space

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 the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes

West Sussex County Council – Planning Services