WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC - Highways Authority
DATE:	7 August 2023
LOCATION:	Land West Of Garage Block West Of 1 To 2 Willow Court Worthing West Sussex
SUBJECT:	AWDM/0594/23 Land of former electrical sub-station with perimeter walling to be removed and replaced with attached 1 bed house.
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
The proposal is for the creation of a single residential dwelling on land to the west of the existing garage block west of 1&2 Willow Court, Heene, Worthing. The Local Highways Authority (LHA) has consulted the most up to date Accident and Injury data and acknowledges an incident has previously occurred within proximity of the junction, however this was attributed to driver/rider error and is not thought to be as a result of the use of the existing access onto Willow Court.
A single residential dwelling is not considered to bring a material rise in vehicular movements to this location over the existing trips generated by other users of Willow Court.

Parking
The WSCC parking demand calculator indicates that a single parking space would be deemed sufficient to serve a dwelling of this size in this location. The proposal does not provide associated parking for the dwelling and therefore it is considered that any associated parking would be accommodated by on street parking provisions. From observation of local mapping, it appears that on street parking is an existing practise within Willow Court and Grand Avenue, there are no Highways safety concerns with this practise. The LHA are unaware of any existing parking pressures at this location and therefore the Local Planning Authority (LPA) may wish to look into the impact of additional parking on the existing network as an amenity consideration- as this is not a consideration for the Highways Authority.

Refuse Collection
It is unclear how bins will be positioned on collection day as there appears no gate for residents to put the bins out through the rear of the property in the proposed courtyard. If residents are prepared/able to bring bins through their property and position along Willow Close or if there will be a rear access into Queensborough Court to allow bins to be put out. The LHA would advise however that Manual for Streets does state that residents should not have to travel over 30m to put bins out and collection vehicles should not have to travel in excess of 25m to collect/deposit bins. It may be more desirable to position refuse storage towards the property frontage. This is however a matter of amenity for the Local Planning Authority (LPA) to consider. The applicant is

advised to contact the waste disposal authorities to ascertain whether the chosen practise would be acceptable.

Sustainability
Secure and covered cycle parking has not been proposed, the LPA may wish to condition this provision in order to secure sustainable alternatives to the use of a car. The site is situated within a sustainable location serviced with regular bus services running along the nearby Mill Road to the south of the site and Tarring Road to the North. West Worthing railway station is situated a 4 minute walk north of the proposal giving alternative means of transportation for services further afield. Willow Court is linked to these services via linked and street lit pedestrian footways, making this a more desirable option for shorter journeys.

Noting the representations regarding construction vehicles and materials, the LPA may wish to condition that a Construction Management Plan is provided or plans and details to be submitted prior to commencement of any works. A suitably worded condition is advised below.

Conclusion
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via 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.

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 included 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