WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	23 November 2020
LOCATION:	225 Upper Shoreham Road, Shoreham-By-Sea, BN43 6BE
SUBJECT:	AWDM/1811/20 Conversion of scrub land to car parking area for 9no. cars; new fence, bin store and retaining wall, 3no. existing parking spaces at front removed.
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 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 Strategic Planning 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.

This proposal is for the conversion of scrubland to car parking area, with new fence, bin store and retaining wall. The site is accessed via Eastern Avenue, a C-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application, subject to the below comments:

The applicant proposes to extend the existing car parking, increasing the parking provision from 11 spaces to 20 spaces. From inspection of the plans, the parking bays are suitably sized and are positioned in a way whereby cars can manoeuvre in and out of them safely. There is sufficient space within the proposed parking area for cars to turn and exit the site in a forward gear.

The LHA does not anticipate that this proposal would give rise to a material intensification of movements to or from the site. Furthermore, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.

In 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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Car parking space (details approved)
No use of the proposed car parking area shall take place until such time that 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

Kyran Schneider
West Sussex County Council – Planning Services