WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	2 July 2020
LOCATION:	106-112 Brighton Road, Shoreham-By-Sea, BN43 6RH
SUBJECT:	AWDM/0865/20 Extension of mezzanine floorspace; amendments to the external facades of the warehouse building; installation of perimeter boundary fencing, barrier and gates for security purposes; and partial use of the external area for enclosed storage.
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.

Summary

This proposal is for the extension of mezzanine floor space, amendment to exterior and installation of perimeter boundary fencing, barrier and gates. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided comments regarding highway matters for this site under application AWDM/1123/14. The LHA raised no objections to this proposal. The planning authority permitted the application.

Access and Visibility

The applicant proposes to utilise the existing access for this development. The erection of a perimeter boundary will include the installation of access gates. There is sufficient space for vehicles to pull in off the highway and wait whilst the gates are in operation.

There are no apparent visibility issues at this access. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Considering both the amount of floor space and use type proposed, the LHA does not anticipate that this proposal would give rise to a material intensification of movements to or from the site.

Parking and Turning

The applicant proposes a reconfiguration of the existing parking area to provide 14 car parking spaces and 4 parking bays for mechanical plant. Under WSCC Parking Standards, one parking space should be provided per 100 sqm of B8 use and one parking space per 30 sqm for B1 use. Therefore, the LHA would expect a provision of 23-25 parking spaces for this development.

The LHA acknowledges that there is additional space on-site to accommodate vehicular parking if required. Additionally, the applicant proposes six cycle parking spaces, which will promote the use of sustainable alternative modes of transport to the private car. The site is also situated in a sustainable location well connected by public transport. Comprehensive parking restrictions along Brighton Road will prevent vehicles from parking on-street in places that could be considered a detriment to highway safety.

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 non-residential developments. Based upon current EV sales rates within West Sussex, the applicant should provide active charging points for a minimum of 20% of all proposed off-street parking spaces, with the remaining 80% of parking spaces providing a 'passive' provision for future upgrades. For this proposal, of the 14 car parking spaces proposed, the LHA would expect the provision of 3 active and 11 passive EV parking spaces, in accordance with the above WSCC guidance and Adur Local Plan policy.

Sustainability
The site is situated in a sustainable location within walking/cycle distance of public transport links. The 700 Coastliner passed through Brighton Road, providing regular connections towards Littlehampton and Brighton. Southwick Train Station is approximately 1.1km from the site. Cycling is a viable option in the area.

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 conditions should be applied:

Car parking space (details approved)
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 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