WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	28 November 2019
LOCATION:	Sherwood House Southwick Street Brighton BN42 4TE
SUBJECT:	AWDM/1350/19 Demolition of 2no. office buildings and construction of 5no. 2 bed houses with associated car parking. (Revised position of unit 5).
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 Local Development 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.

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

Summary

This proposal is for demolition of 2no. office buildings and construction of 5no. 2 bed houses, with associated car parking. It is located and accessed via private access road, which leads onto the publicly maintained Southwick Street, a C-classified road subject to 30mph speed restrictions.

Access

The planning document states that access to the proposed dwelling will be utilised through the existing access. Visibility at the access point with Southwick Street appears sufficient and data supplied to WSCC by Sussex Police reveals no recorded injury accidents, caused by the road layout. Therefore, there is no evidence to suggest that the existing access is operating unsafely, or that the proposal would exacerbate an existing safety concern.

The parking demand for the existing use in this location would be greater to that of the proposed; therefore we do not raise any capacity issues.

Parking and Turning

The site layout plan demonstrates onsite parking provision of 7 spaces. The WSCC Car Parking Calculator would expect 6 spaces to be provided for this development, including spaces for visitor parking. There appears to be sufficient space to accommodate the expected parking provision. Space is available onsite for vehicles to turn and egress in forward gear.

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. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed off-street parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. The applicant is advised that 1 active and the remaining passive EV parking spaces would be anticipated for this development and should be provided in accordance with the above WSCC guidance and Adur Local Plan policy.

Sustainability

The site benefits from being situated in a sustainable area in a close proximity to local shops and bus stop. Southwick train station is approximately 5 min walk. The LHA would recommend that secure and covered cycle parking is provided for the dwellings in order to encourage sustainable transport methods.

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 Local Planning Authority are minded to approve this application, the following conditions are advised.

Conditions

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 proposed site layout. 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.

Anastasia Toleva
West Sussex County Council – Planning Services