WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	21 July 2020
LOCATION:	46 Downsway, Southwick, BN42 4WB
SUBJECT:	AWDM/0974/20 Replacement of existing detached garage with a single storey detached garden studio to be used as a cake making business and make up artist studio.
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 replacement of an existing garage with a single storey studio for use as make-up artist studio and cake making business. The site is located on Downsway, an unclassified residential 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.

Content
There are no apparent visibility issues at the existing access onto the maintained highway. 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.

Whilst the applicant has not provided details of expected trip generation for this application, the LHA does not anticipate that this proposal would give rise to a material intensification of movements that could be considered "severe". One car parking space will be lost as part of this development. However, the site benefits from a large driveway and unrestricted on-street parking available for use by staff and visitors.

The site is sustainably located, with options for alternative sustainable modes of transport (e.g bus, train) within walking distance from the site.

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.

Kyran Schneider

West Sussex County Council – Planning Services