WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	21 February 2023
LOCATION:	144 Albion Street, Southwick, BN42 4AU
SUBJECT:	AWDM/0099/23 Demolition of existing building and construction of new three storey building comprising a ground floor commercial unit with four flats (2no. 1 bed and 2no. 2 bed) above with 2nd floor balcony on the south elevation; 2 no. car parking spaces and 8no. cycle spaces. Resubmission of approved application AWDM/2289/21 to amend internal layout and provide two new additional balconies on the 1st floor rear (South) elevation.
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.

This proposal is for the demolition of an existing tyre fitting/repair building and erection of a three-storey building comprising a commercial unit on the ground floor and four flats above. The site is located on Albion Street, an A-classified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application AWDM/2289/21, raising no highway safety concerns. The current application is a resubmission of permitted application AWDM/2289/21, seeking minor amendments to the plans.

From inspection of the plans, the plans appear similar with minor alterations to the floor layouts and addition of balconies. The LHA raises no concerns to the proposed changes, and the LPA are advised to refer to the LHAs consultation responses for application AWDM/2289/21 for relevant comments pertaining to access, parking and sustainability, which remain valid.

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 111), 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.

Kyran Schneider
West Sussex County Council – Planning Services