WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	21 July 2021
LOCATION:	Burton Hall 7 Sandown Road Southwick West Sussex BN42 4HB
SUBJECT:	AWDM/1164/21 Variation of Condition 10 of AWDM/1726/16 (Use by Scouts only) to enable use by other community groups
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The proposal to vary the existing condition at the Scout Hall to allow for the hall to be used by other community groups has been considered by WSCC as the County Highway Authority.

The change in condition would create a new type of trip generation, increasing the hours and days the site will be in use. This will be an intensification of use of the site and WSCC require more information to understand the overall impact.

There are no parking standards for this type of use class, E class – (Non-residential institutions including medical or health services, crèches, day nurseries and centres). Guidance in the WSCC car parking standards document recommend the applicant provides a travel plan to mitigate the use of car travel where possible. As community uses change over time the size of the building will determine how many people can use the building, as such a Framework Travel Plan should be submitted to the LPA for approval.

A parking beat survey should also be undertaken to get a view on parking availability which could be used to inform users of the community building and local people living in the area. The applicant has already made a start on this by including the traffic management plan to encourage people to use a one-way system as the roads are very narrow. Increases in flexible working due to the pandemic may add additional pressure to parking during the daytime. A survey undertaken at different periods of the day will help to inform the creation of the travel plan.

A desk top review of the roads shows a mix of on-street parking and driveway parking. There are no parking restrictions, apart from some access protection lines, which are not enforceable. As parking is an amenity issue the LPA may wish to offer their own views.

Cycle parking for the use will also need to increase, and if space allows buggy/ scooter stores are also very useful in encouraging parents with younger children to walk, or the elderly to leave their buggies in a secure place.

In summary more information is required in the form of a framework travel plan to support the application to vary the existing condition.

Alison Meeus
West Sussex County Council – Planning Services