

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	11 November 2020
LOCATION:	128 Sea Road East Preston BN16 1NN
SUBJECT:	EP/125/20/PL Alteration & extensions to flat to create 2 No. one-bedroom self contained flats including loft conversion and dormers (as approved EP/41/19/PL). This site is in CIL Zone 4 & is not CIL Liable as new flat.
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 Planning Services 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.

Site Background

The proposal is for building alterations to create 2 no. one bedroom flats.

The application site is located on Sear Road a publicly maintained, 'C' classified road subject to a 30-mph speed limit.

Vehicle Parking & Cycle Parking

Under Arun Parking Standards (adopted January 2020), the LHA would predict that 2 parking spaces would be enough for a development of this size and location.

The applicant proposes a NIL car parking provision for the new flats. Under the Arun Parking Standards (adopted January 2020), the applicant should provide 2 car parking spaces for the proposal.

Whilst on-street parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that reduction of 2 car parking provision would detrimentally affect highway safety.

The Planning Authority may wish to consider the potential impacts of this development on on-street parking.

The applicant has proposed a NIL cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage. Details of which can be secured with a suitably worded condition found below.

To summarise the LHA raises no concerns over the Parking.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following condition:

Condition

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.

Stephen Garrard
West Sussex County Council – Planning Services