

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	Highways, WSCC
DATE:	06/02/2019
LOCATION:	Worthing Road Allotments, Worthing Road, Littlehampton
SUBJECT:	LU/334/18/PL Extension to existing allotment site
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

This proposal is for the extension of existing allotment site to create 12 additional plots of varied size, plus 25 smaller accessible plots. The site is situated on Worthing Road, an A-classified road, subject to a speed limit of 40mph.

Access and visibility

The proposed plans indicate that the proposed allotments will utilise the existing access to the site. No alterations to the access are proposed.

WSCC mapping indicates that visibility appears sufficient for the anticipated road speeds in this location. Furthermore, an inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that this proposal would exacerbate an existing safety concern. The access currently serves a large allotment site therefore this proposal is not anticipated to result in a material intensification in use of the existing access.

Parking and turning

The application form states that 10 parking spaces will be provided on site for the additional allotments. The proposed plan indicates that 6 formal accessible parking spaces will be provided. These spaces meet minimum specifications as set out in Manual for Streets (MfS). The proposed plan does not indicate whether these spaces will be reserved for disabled users or for use by all visitors to the site. An additional parking area is proposed on site, which scales off to 1:250. This proposed parking area will provide additional parking for up to two vehicles according to MfS specifications of 2.4 x 4.8m per parking space, providing a total on-site provision of 8 spaces. WSCC does not publish Parking Standards for allotment use, however, should the proposed accessible spaces be reserved for disabled users only, this may result in overspill parking onto the nearby public highway. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Planning Authority

may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

Whilst manoeuvrability space appears restricted, there appears to be sufficient space for vehicles to turn on site via a multi-point manoeuvre, enabling vehicles to exit onto the publically maintained highway in a forward gear.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact 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 LPA are minded to approve the application, the following condition should be applied:

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 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

Nicola Fry

West Sussex County Council – Planning Services