

Supplementary Report to the Planning Applications Committee
on 12 December 2018

LW/18/0630
Peacehaven

The description of the proposed development is corrected to read “Demolition of existing single storey building and garage and construction of four storey mixed use development with two commercial units at ground floor level and 9 no. flats on the upper storeys including 4 no. 1-bed flats, 4 no. 2-bed flats and 1 no. 3-bed flat.”

In response to the initial consultation comments from the highway authority, the applicant has submitted a survey of nearby car parks and parking undertaken by GTA Civils.

In light of this the highway authority has provided revised comments as follows:

I've had a look at the amended plans dated 28th November 2018 and GTA's comments regarding the survey of the public car parks undertaken for LDC in 2015.

I note the 7 car parking spaces are to recommended dimensions and there is room to turn on site for spaces 1- 4 & 8 albeit space for manoeuvring for space 1 & 8 would be a bit tight. However, turning is not required onto this type of road [Slindon Avenue]. With the parking spaces 5 -7 this would mean the access would be approximately 3.4 metres which given the location at the end of the cul-de-sac is acceptable.

As you mentioned previously the number of spaces for the residential use should be 9 spaces thus a shortfall of 2 spaces.

The proposed office [officer note: it is actually retail] use should be provided with 5 parking spaces based on 202sqm of gfa thus there would be a shortfall of 4 spaces.

The parking survey undertaken for LDC was undertaken in 2015. Recent development in the area may have increased their useage in the intervening 3 years, however, I note that some spaces are still likely to be available in the nearest car parks and on street at times.

However, the site is very well located to bus stops on the A259 and the good bus transport links to Brighton, Newhaven and Eastbourne and thus public transport enables residents and staff to commute either to the site or to local towns/London.

There will also be an increased bus service along the A259 with the Lower Hoddern Farm development.

An additional Informative is recommended in order to ensure that the crossover onto Slindon Avenue is constructed to highway authority standards and that a Section 184 Licence is granted by the county council for the crossover/access.