

To: Borough Planning Officer
Hastings Borough Council
100 Menzies Road, St Leonards on Sea
F.A.O: Karen Philips

Copy to : Derek Ireland
Hastings Highway Office
100 Menzies Road, St Leonards on Sea

APPLICATION NUMBER	HS/FA/08/00625
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Applicant: Exit Asset Management Ltd

Location: HASTINGS, J Hollingsworth site, 138 Braybrooke Road, Hastings, East Sussex

Development: CHANGE OF USE FROM PARTS & SERVICE CENTRE TO 89 FLATS

Road Name or Number		Consultation Date	July 2008	Use Class	
National Grid Reference		Contact Officer	Lawrence Stringer 01273 482251		

I would not wish to raise a highway objection to this application.

Comments:

The applicants have now submitted a Transport Assessment (TA), which I have considered below:

Transport Impact:

The TA concludes that the transport impacts of the development would not be significant; that the local highway network can accommodate the vehicle trips generated with no need for improvements; and that the local walk, cycle and public transport networks can accommodate the additional demands made of them. I would not disagree with those conclusions.

Parking

I note that appropriate cycle parking has been provided in accordance with standards.

Whilst the amount of on-site vehicle parking proposed is consistent with the site's location (Zone 2), the alterations proposed to existing on-street parking on Braybrooke Road would result in the loss of 4 or 5 spaces currently available as dual use residents permit & 2 hour limited waiting. The TA has sought to demonstrate that a substantial amount of alternative

~~on-street parking is available and that this should therefore not be an issue. However, the parking survey carried out did not cover Braybrooke Road or its immediate environs, and the area covered is mainly more than 400m walk distance from the site, and not necessarily as attractive an alternative as suggested. It is understood that there are currently pressures on the available on-street spaces on Braybrooke Road. However, the proposed on-site provision is acceptable and consistent with standards, and it is not considered that the proposed loss of 4-5 spaces on-street is sufficient to warrant a recommendation to refuse.~~

Alterations are required to the parking bays in Braybrooke Road. These alterations will require a Traffic Regulation Order (TRO) which will require advertising and a legal process. I consider that the applicants should contribute £1500 towards this work. This contribution should be secured within the Section 106 agreement.

Dropped Crossings:

The existing dropped crossings should be permanently closed off and reinstated with full height kerbing and footway construction. Approvals and construction details should be sought from the Hastings Highway Office (Derek Ireland). In addition, the applicants should seek approval for creation of the new accesses.

LSAIC

In accordance with the SPG and LSAIC Methodology, a contribution of £50,730 is required to offset the impact of the additional traffic. A section 106 agreement is required to secure this contribution.

Appropriate Conditions:

S106. ?

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1. The Applicant shall enter into an appropriate agreement to cover the costs of TROs etc and implementation relating to the proposed changes to on-street parking on Braybrooke road.
 2. The proposed new accesses shall be laid out and constructed in accordance with the requirements of the LPA in consultation with the Highway Authority.
 2. Prior to the occupation of the development, the existing dropped crossings shall be reinstated with full height kerbing and footway construction in accordance with details to be submitted to and approved by the LPA in consultation with the HA.

Signed: Lawrence Stringer

Date: 5 January 2009

For Director of Transport and Environment
On behalf of the Highway Authority

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