WEST SUSSEX COUNTY COUNCIL **DATE: 7th February 2013**
STRATEGIC PLANNING CONSULTATION

FROM: **Dominic Smith** **TO:** **Adur & Worthing Councils**
FAO: **Peter Barnett**

SUBJECT: **AWDM/0005/13**

Change of use from B1 Office to D1 Church/ Place of Worship on ground floor with B1 office on upper floor.

Technology House, West Road, Southwick, West Sussex

CONSULTATION DATE:

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	X
Objection		**No Objection**		**Refusal**	

Summary
There is insufficient information submitted in support of the application to enable a detailed review of the impact of the proposal on the local highway network. As such, the Highway Authority is unable to support the application.

Report
An interrogation of the TRICS database for sites representative of the proposed development in terms of location, local car ownership, population centres etc indicates that a B1 use of 774sqm has the potential to generate 38 movements during the course of a day. In comparison, a D1 place of worship use of 459sqm combined with a B1 office use of 315sqm has the potential to generate 111 movements per day.

Further to this, data derived from TRICS regarding arrivals indicates that an accumulation of 18-20 vehicles could occur most of which is associated with the D1 use. As such, the proposed parking provision of 5 vehicles is unlikely to be enough to supply the demand for parking generated by the change of use; this could lead to the obstruction of the site access or vehicles reversing onto the highway. Whilst enforceable parking restrictions are in place along many of the roads to prevent obstruction of the highway, the Planning Authority might like to consider the amenity impact of the shortfall in parking.

Therefore, it is recommended that the applicant provides additional information in support of the information providing commentary on the traffic impact of the proposals, including how parking will be catered for, the number of movements the development is expected to generate, how the site will operate etc.

Dominic Smith
Strategic Planning