WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	27 September 2019
LOCATION:	Unit 1 19 Peter Road Lancing Business Park Lancing BN15 8TH
SUBJECT:	AWDM/1259/19 Subdivision of ground floor to create office and installation of mezzanine floor to provide additional office. Fitting of glazed screen to roller shutter entrance (north) elevation. Addition of 9 No. air conditioning units to side (west) elevation. Additional ground floor window to east elevation.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Peter Road is a privately maintained road within Lancing Business Park and adjoins the publicly maintained highway at the junction with Commerce Way to the east of the site. The LHA recommends that the planning authority seek the views of the proprietor of Peter Road regarding this proposal.

The junction onto Commerce Way is served via double yellow line parking restrictions within the private road. On street parking is an existing practise within commerce way, Manual for Streets advises that parking in visibility splays in built up areas is quite common, yet it does not appear to create significant problems in practise. Ideally, defined parking bays should be provided outside the visibility splay. However in some circumstances, where speeds are low, some encroachment may be acceptable.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. I note the occurrence of a collision at this junction however the cause of this has been attributed to driver error and not as a result of any defect with the existing junction.

The proposal includes internal alterations of the existing industrial unit and would not be anticipated to generate a material number of movements over that currently permitted at the site. Including the additional proposed floorspace, the proposal for 338 sqm of B1a floorspace outlines a requirement for 11.2 parking spaces to be provided at 1 space per 30sqm for a B1a use. It is unclear how many parking spaces currently exist to serve the 76sqm B1a use, however it is anticipated that alternative transport options are available within proximity of the site to alleviate the reliance on the use of a car.

Overspill parking would be anticipated to follow the same trend as is currently the practise within the Industrial Estate and be taken up via on street parking provisions. There are no known concerns with this existing practise however the LPA may wish to consider the impact on overspill parking in this location.

Lancing railway station is a 15 minute cycle from the site and a bus service runs via the Western road, allowing a direct link to sustainable travel provisions and providing workers and visitors a choice regarding how they travel.

Based upon the above considerations, the LHA raise no severe highways safety concerns to the proposal. Secure and covered cycle parking has not been outlined by the applicant as an existing or proposed arrangement. The LPA may wish to encourage the applicant to explore cycle storage opportunities to encourage further alternatives to using the car.

Jodie Wilkes
West Sussex County Council – Planning Services