WEST SUSSEX COUNTY COUNCIL **DATE: 26th January 2016**
STRATEGIC PLANNING CONSULTATION

FROM: **Alison Meeus** **TO:** **Adur & Worthing Councils**
FAO: **Matthew Porter**

SUBJECT: **AWDM/1800/15 - Change of use to B1 (offices) to mixed use D1 and B1 (foster care agency) with communal car park to be used 9am-6pm Mon-Fri, and 10am-4pm Sat (variation of condition 3 of ADC/0365/08), together with bin and bike store.**

13, South Street, Lancing, Worthing, West Sussex, BN15 8AH

DATE OF SITE VISIT:

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £

The proposal to change the use of the existing offices to D1 use has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

The building will be used by Time Out Fostering to facilitate supervised contact between children and non-resident parents. There would be the equivalent of 6 full time staff working at the centre, with families visiting the site, mainly on-foot. It is considered, based on the families they currently work with, that these trips to the site will be made by public transport, and then on foot.

The site has 5 existing car parking spaces, and 1 mini-bus space and the proposal to change the use of this building will see a reduction in 2 car parking spaces. WSCC car parking standards have been consulted and there are no set standards for this use class, however if another non-residential use class such as an educational establishment is considered, these set a standard of 1 space for every 2 staff members. This would accord with the 3 spaces proposed by the applicant, and given their knowledge of the expected trips to the site, would be safisfactory.

Access into the car park is from South Street and visibility is good and clear. Should there be an increased demand for parking there are pay and display car parks within walking distance, and there are enforceable parking restrictions outside the building to discourage any unsafe parking behaviours. WSCC raise no objection.

Alison Meeus
Strategic Planning