WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	20 December 2021
LOCATION:	135 - 137 South Street, Lancing, BN15 8BD
SUBJECT:	AWDM/2085/21 Change of Use from Car sales room to convenience shop (Class E), retention of shop front and 2no. condenser units to rear elevation.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the change of use from car sales room to convenience shop (Class E). This application is retrospective, with the works having commenced on 20/10/2021. The site is located on South Street, an A-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site, and pedestrian access will remain unchanged. The proposed development may result in a slight intensification of movements to or from the site. However, the LHA does not anticipate that this would have a significant impact on the local highway network.

No parking is associated with the site. Under WSCC parking standards for retail, the LHA would expect a parking provision for at least six cars for a shop of this size. Therefore, vehicular parking would have to be accommodated on-street, as per the existing arrangement.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the nil parking provision would result in a detrimental highway impact, nor give rise to a parking capacity concern. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. The site is situated in a sustainable location within walking distance of public transport links and public car parks.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services