WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	13 May 2021
LOCATION:	Pyroban Endeavour Works 51 Dolphin Road Shoreham-By-Sea West Sussex BN43 6QG
SUBJECT:	AWDM/0597/21 Change of use from light industrial (Use Class E) to industrial (Use Class B2) and associated works.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

I refer to your consultation in respect of the above planning application and would provide the following comments.

The application is for change of use from B1 (light industry and offices) to B2. The site is located in Dolphin Rd – a no-through Road and part of a ribbon style industrial development area. The manufacturing use will be brewing and canning for the production and supply of beer. External changes are proposed to the site which will result in the loss of some parking spaces. The whole site is 2060m2 with 954m2 internal space.

Access

There are currently 2 vehicle access points onto the public highway. The eastern access is to serve the car park and will remain as existing. It is expected that the site would generate a maximum of 2 articulated lorry and 3 transit vehicle trips per day which is unlikely to have a significant impact on the public highway. A vehicle turning diagram for large vehicles has been provided showing a widening of the western access to allow for vehicles to reverse into the yard area, which is acceptable. All deliveries and collections will be by prior arrangement and banksman will also be available if required. The separation between the 'yard' and parking areas is of benefit and care should be taken to ensure no parking occurs in the yard area.

Parking

The existing parking provision will be decreased to 15 spaces in order to make use of a proportion of the external space as an extension to the internal production area. Whilst WSCC Parking Guidance would suggest that 7 spaces are required, given the additional square meterage to be utilised within the outside space, it could be argued that a higher provision would be required, however 15 could be considered acceptable. Parking is at a premium in the area and given the number of employees a staff travel plan would be of benefit.

The Local Highway Authority does not consider that the proposal fwould have and 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 109), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following condition(s) and informative note(s) would be advised:

Conditions

Car parking space
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Turning space
No part of the development shall be first occupied until the HGV vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated use.
Reason: In the interests of road safety

Informatives
Works within the Highway – Implementation Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Debbie Farrell
West Sussex County Council – Planning Services