From: Dominic.Smith@westsussex.gov.uk
Sent: 01 March 2013 11:28
To: Peter Barnett
Subject: Re: FW: AWDM/0005/13 - Technology House

Good morning Peter,

I've reviewed the comments below and given further thought to the proposal.

As the B1 use is established and the associated parking could occur without the need for further permission, we are satisfied with the parking provision for this aspect.

I appreciate that intensive use of the D1 facility is likely to occur outside of business hours, so there is unlikely to be a full demand for parking from the site at any one time. A maximum parking provision of 25 spaces is recommended in the WSCC Parking Standards so it is evident that the site is already operating at 1/5th the provision; a review of the Road Traffic Collision database indicates that there has been no accidents in the vicinity of the accesses in the past 36 months.

It is unlikely that the demand for parking generated by the development will be retained within the confines of the site. However, given that there are no identifiable accident trends associated with the points of access and there are a number of enforceable parking restrictions in the vicinity of the site protecting junctions and flow of Gardner Road, West Road and Westland it is unlikely that the proposed development will result in a Highway safety impact.

Having visited the site it is clear there are numerous locations that visitors could park in the surrounding streets and some parking bays are marked out. The applicant has not submitted a parking survey to demonstrate the on-street capacity but from observation there would appear to be space for visitors to park if required.

It's noted that the Applicant expects sustainable transport modes to be taken up and that a bus is provided from another location. While the scale of the development would not warrant a full Travel Plan, there might be some benefit in a Travel Plan Statement being produced in which promotes the use of sustainable modes of transport - essentially a statement of intent to provide bus timetables, car sharing options etc via leaflets to congregation members, or through notice board announcements etc.

In an ideal world additional parking would be provided, but I appreciate the constraints of the site makes that virtually impossible. The Highway Authority does not consider that any impact created by a shortfall in parking would be, mindful of NPPF, severe and no objection is raised to the proposed development. The following condition could be considered.

Travel Plan Statement
The D1 facility shall not be occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
Reason: To encourage and promote sustainable transport.

Kind regards,

Dominic

Dominic Smith | Planner, Strategic Planning, West Sussex County Council | Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH
Internal: 53597 | External: +44 (0) 1243 753597 | E-mail: dominic.smith@westsussex.gov.uk

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Peter Barnett <Peter.Barnett@adur-worthing.gov.uk>

25/02/2013 09:22

To "Dominic.Smith@westsussex.gov.uk" <Dominic.Smith@westsussex.gov.uk>
cc "'su.local.development@westsussex.gov.uk'" <su.local.development@westsussex.gov.uk>
Subject FW: AWDM/0005/13 - Technology House

Dominic

Further to your original comments, I have now received the email below from the applicants. Would you please let me have your revised comments?

Thanks

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Room 31, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR
Internal: 63233 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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From: ElCynthy Services [mailto:elcynthyservices@live.co.uk]
Sent: 25 February 2013 07:51
To: Peter Barnett
Subject: RE: AWDM/0005/13 - Technology House

Dear Peter

In response to the transport and car parking query, please see below comments from the B1 occupier below:

"Currently there could be up to 17 employees at the premises at any one time Monday to Friday only. In reality there will be very few times when everyone is in the office because about 12 of the staff work with learners at their places of employment and would only be expected to be in the office for part of the day. We also have some part time employees. Most staff would probably be using their own transport.

On some days we will have learners in the centre and I would use 10 on any one day as the likely maximum. I would expect most of these people to be using public transport. "

For the D1 use, the current size of congregation is 60 during major church activities, majority of who are students at the University of Sussex and University of Brighton. Others are working class professionals and various family units including children. The transportation mode for members of congregation includes private cars, church van and public transport (buses, taxis and train). Currently, there are approximately 5 regular car users amongst members at a service meeting, mostly on

Sundays. However majority of members are transported to and from Brighton-Church via the church van service for most of the church services.

The permanent week day staffs at the church office are local residents who live 5 minutes walking distance from the building. Others are part-time workers who either come by public transport or work remotely from the church premises.

From above, the B1 use activities are weekdays whilst the D1 use activities are mostly weekends. Considering number of car users stated above and the proposed provision of 5 on-site car parking, together with the parking and traffic situation in the neighbourhood where it is predominantly free 'on-street' parking zone and these parking spaces barely gets filled up at any point in time; one will agree that the impact on traffic in this local community by the change of use will be minimal.

I hope this will be helpful. Should you require further information, please do not hesitate to contact me.

Kind regards

Elijah

From: Peter.Barnett@adur-worthing.gov.uk
To: elcynthyservices@live.co.uk
Subject: FW: AWDM/0005/13 - Technology House
Date: Wed, 20 Feb 2013 11:00:21 +0000

Elijah

Please see email below, which was sent to you on 7 February. Are you able to let me have the required information yet?

Thanks

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Room 31, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR
Internal: 63233 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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From: Peter Barnett
Sent: 07 February 2013 15:06
To: 'ElCynthy Services'
Subject: FW: AWDM/0005/13 - Technology House
Importance: High

Elijah

Please see the West Sussex Highways comments attached. Can you please provide the necessary parking and travel demand information to enable a proper assessment of the traffic impact.

Thanks

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Room 31, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR
Internal: 63233 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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From: Dominic.Smith@westsussex.gov.uk [mailto:Dominic.Smith@westsussex.gov.uk]
Sent: 07 February 2013 14:23
To: Peter Barnett
Cc: Planning; Janet.Mockridge@westsussex.gov.uk
Subject: AWDM/0005/13

Good afternoon Peter,

Please find attached the Highways response to the above application.

I have copied Cllr Mockridge into the response so that she is aware of issues/events occurring in her constituency.

Kind regards,

Dominic

Dominic Smith | Planner, Strategic Planning, West Sussex County Council | Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH
Internal: 53597 | External: +44 (0) 1243 753597 | E-mail: dominic.smith@westsussex.gov.uk

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