**WEST SUSSEX COUNTY COUNCIL** **DATE: 02/05/2012**
**STRATEGIC PLANNING CONSULTATION**

**FROM: Ian Hayward** **TO: Adur & Worthing Councils**
**FAO: Peter Barnett**

**SUBJECT: AWDM/0390/12 - Change of use to include a boarding cattery business with erection of building at end of rear garden to house, 10 cat pens and a storage area plus a small animal (rabbit, guinea pig, etc) boarding facility with 5 hutches and exercise runs.**

**68, Old Shoreham Road, Lancing, West Sussex, BN15 0QZ**

**CONSULTATION DATE: 20/04/2012**

**RECOMMENDATION:**

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

**S106 contribution: £n/a**

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**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.**

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

This application seeks change of use to allow for the running of a cattery business with erection of a small building, 10 cat pens and 5 hutches and exercise runs within land under the control of 68 Old Shoreham Road, Lancing. Direct access to the site is gained via Old Shoreham Road which is 'D' classified and subject to a 30 mph speed restriction. This part of Old Shoreham road links directly with the A27 which is operated, maintained and improved by the Highways Agency. From inspection of the records on Adur & Worthing Councils planning website the Highways Agency raised no objection to this proposal. There will be no changes made to the access or parking arrangements at the site.

It is assumed that customers to the business would be parking on street to pick up and drop off animals. It is also assumed that these waiting periods would be short in nature. Considering the neighbouring dwellings benefit form off street car parking this is unlikely to cause a highway safety concerns. If the LPA are concerned that this development would have an impact towards on street car parking I would advise that the applicant undertake a car parking capacity survey to determine that sufficient on street car parking is available at peak periods.

I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing points of access.

From the information I have available to me and giving consideration that the Highways Agency raised no objection to this proposal no concerns would be raised by WSCC.

**Ian Hayward**
**Strategic Planning**