WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	10 January 2025
LOCATION:	96 - 98 South Street Lancing West Sussex
SUBJECT:	AWDM/1630/24 Change of use of north east part of Parish Hall from Class E to (C3) Residential and conversion of existing roof space, with new first floor window to side (north) elevation and rooflights to rear (west) roofslope.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

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

Summary
The proposal is for the change of use of part of Lancing Parish Hall from class E to Class C3 residential. Vehicular access for the property is made via Chester Avenue to the rear of the site. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction with the public highway, onto Chester Avenue. There is no evidence to suggest that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

Comments
Considering the existing permitted usage (although acknowledged that this proposal will only replace a small portion of this use), in terms of highway safety and level of activity to the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network. From experience of other similar proposals, the LHA recognise that both parish halls and office spaces have capacity to generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase in the character of traffic in the vicinity of the site.

The proposal includes a single parking space to be allocated within the associated car park to the rear of the property, although this has not been demonstrated within the associated plans. Parking should be conditioned with plans and details to be provided, or details should be provided prior to determination. From observing the WSCC parking demand calculator, it is considered that a single parking provision would be acceptable for a property of this size in this location. Overspill parking could on occasion be accommodated for in nearby on street parking provisions.

The property is located within a sustainable location, close to shops and amenities. Lancing Railway station is a 6 minute walk from the site and Bus services operate to the south along the A259 providing services to Littlehampton, Goring by Sea, Worthing and Brighton, this is a 7minute walk. Cycle storage has been provided within the ground floor of the plot, given the restricted available space within the site for this to be provided, the LHA support this provision as cycling is a viable alternative to the use of a car for a number of journeys within Lancing.

Conclusion

The Local Highway Authority does not consider that the 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 116), and that there are no transport grounds to resist the proposal.

Conditions

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Jodie Wilkes
West Sussex County Council – Planning Services