WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	02/07/2024
LOCATION:	Monks Recreation Ground, Crabtree Lane, Lancing
SUBJECT:	AWDM/0243/24 Sports pavilion incorporating changing, shower facilities, toilets, first aid, storage, public cafe and toilets to ground floor. Storage area, office space and toilets to 1st floor.
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.

Summary and Context

This application seeks the erection of a sports pavilion comprising changing rooms, shower and toilet facilities, first aid, storage, public café and office space. The site is located off North Road, a C-classified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 15/03/2024, requesting more information regarding trip generation. The applicant has provided clarification of the proposed use and anticipated traffic associated with this use. Having revisited the submitted plans and taking into consideration the additional information, the LHA raise no highway safety concerns for this application.

Content

The proposed changing rooms and café will have a use limited to when football games are being played nearby. Traffic movements associated with these football games are existing, and the proposed use would not be anticipated to give rise to a material intensification of movements.

As for the proposed Parish Council offices and storage, these will be in use by the Parish Council only, and there are no plans to rent this out to public usage. Given the existing Parish Council Offices are located within walking distance of the application site, the LHA does not anticipate that this use would give rise to a significant material intensification of movements to or from the site.

No additional parking is proposed. Parking associated with the existing football pitches and Parish Council will take place as existing either on-street or within their own respective parking provision. As such, no concerns would be raised regarding vehicular parking.

The site is situated in a sustainable location that is well accessible on foot or by cycle, and is also well connected by public transport.

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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services