WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	14 April 2021
LOCATION:	52 Dolphin Road Shoreham-By-Sea BN43 6PB
SUBJECT:	AWDM/0126/21 Change of use of Units 2-5 from Use Class B1 to food production (Use Class B2) and ancillary offices. Additional information received.
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.

Further to our earlier response the applicant has submitted additional information in support of the application.

Car Parking Spaces
There are currently 85 car parking spaces in 5 parking areas. Change of use of units 2-5 will result in an additional 28 car parking spaces.

Lorry Loading/Unloading
A tracking plan (Transport Note i-Transport IBT15647-001))has been provided showing the existing loading/unloading areas and HGV manoeuvres. This is not proposed to change as a result of this application. Note it is essential these areas are kept free of parked cars to continue to allow these manoeuvres.

Current and Expected number of Deliveries
At present it is estimated there will be 8 HGV's delivering to the site and 4 HGV's dispatching manufactured goods. As a result of these proposals it is estimated these numbers will increase to 12 delivering and 6 dispatching. A total of 12 additional HGV movements per day (two-way).

Staff numbers
An estimate of 24 additional production staff will occupy the new units. Office staff increase will be minimal and has reduced as a result of Covid-19. However a Staff Travel Plan should be developed.

The additional information is acceptable, no highway objection.

Car parking space (details approved)
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

Travel Plan Statement (to be approved)
No part of the development shall be first 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.

Debbie Farrell
West Sussex County Council – Planning Services