WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION

DATE: 13/05/2009

FROM: Jamie Brown

TO: Worthing Borough Council
FAO: R. Smith

SUBJECT: WB/09/0305/FULL- Provision of mezzanine floor to provide 555m2 floor space (110m2 for storage and 445m2 for sales area)

Downlands Retail Park - Unit 4, Lyons Way, Worthing, West Sussex

CONSULTATION DATE: 23/04/2009

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

TAD contribution: £ N/A

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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. WB/59/09 to which no objections were raised.

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.

The proposal is for the provision of mezzanine floor to provide 555m2 floor space at Currys Unit 4 Downlands Retail Park. Access will be onto Lyons Way. This proposal may result in a modest intensification of use of the existing access onto Lyons Way. However, from inspection of the supporting plans, there appears to be no apparent visibility issues at the point of access onto Lyons Way. There are a number of on-site car parking spaces, however the layout of which does mean that a number of them are not independently accessible. The current available customer car parking provision would be adequate for what is being proposed. I have also checked the most recently available verified accident records, which reveal that there have been no personal injury accidents in the vicinity of the existing point of access onto Lyons Way. Evidence suggests that developments of this type are unlikely to result in increased access or safety concerns.

Jamie Brown
Local Development