WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	16 September 2019
LOCATION:	65 Chartwell Road, Lancing Business Park, Lancing, BN15 8TU
SUBJECT:	AWDM/1335/19 Construction of single storey metal clad building attached to existing outbuilding plus alterations to existing outbuilding to part clad to match proposed new building.
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 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 Strategic Planning 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.

Summary
This proposal is for the construction of a single storey metal clad building attached to an existing outbuilding. The site is located on Chartwell Road, an unclassified road subject to a speed limit of 30 mph.

Content
The site is currently served by two accesses, one on Chartwell Road and one on Spencer Road. No alterations to the existing accesses are proposed. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.

The site currently benefits from approximately 265 on-site car parking spaces. An additional 420 sqm of B1c floor space is proposed for the site. WSCC Car Parking Standards for B1 use classes is 1 parking space per 30 sqm of floor space. Therefore the proposed extension would create a demand for an additional 14 car parking spaces. There appears to be sufficient space within the site to accommodate the additional demand for parking.

WSCC local mapping suggests that the proposal will not result in a loss of on-site parking spaces. There appears to be sufficient space for vehicles to turn on-site and exit in a forward gear.

WSCC Cycle Parking Standards require 1 cycle space per 150 sqm of floor space for staff and 1 per 500 sqm for visitors. Consequently, cycle parking provision for 7 cycles would be required for a site of this size. The inclusion of secure and covered cycle parking helps promotes the use of sustainable alternative modes of transport to the private car.

The site is situated in a sustainable location within a 10 minute walk from Lancing Train Station and local bus services. Bus stops at the Train Station offer regular connections between Durrington

and Lancing as well as hourly services to Arundel and Shoreham. Bus stops on South Street offer hourly services to Salvington, Tarring and South Lancing.

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

If the LPA are minded to approve the application, the following conditions and informatives should be applied:

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 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.

Kyran Schneider
West Sussex County Council – Planning Services