WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	10 January 2022
LOCATION:	Echo Yoga Studio 26 North Road Lancing West Sussex BN15 9AB
SUBJECT:	AWDM/2279/21 Change of use from Yoga studio (D2) to Retail shop (E)
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.

This proposal is for change of use from Yoga Studio (D2) to Retail shop (E class). The site is located on North Road, a C-classified road subject to a speed limit of 30mph.

The existing site does not benefit from vehicular access or off-street parking provision and this proposal does not alter that arrangement. The site is located within the existing shopping precinct of Lancing, within walking distance of bus stops and train stations. Given that existing users of the yoga studio will arrive by foot due to lack of off-street parking provision, the proposed retail use is anticipated to operate the same arrangement. The proposal is not anticipated to generate a material intensification of use over the potential of the existing yoga studio use. On-street one-hour public parking is available within proximity of the site, as per the existing arrangement and as such no highway safety concerns regarding parking or highway capacity would be raised.

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

Nicola Fry
West Sussex County Council – Planning Services