WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	12 March 2020
LOCATION:	7 North Road, Lancing, BN15 9AH
SUBJECT:	AWDM/0359/20 Change of Use from offices to 1no. bedroom flat on first and second floors.
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 change of use of the first and second floors from office (Class B1a) to one-bedroom flat (Class C3). The site is located on North Road, a C-classified road subject to a speed restriction of 30 mph in this location.

Content
The applicant proposes a nil car parking provision. The WSCC Car Parking Demand Calculator indicates that one car parking space may be provided for this proposal. Consequently, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that highway safety would be detrimentally affected through this proposal. The planning authority is advised to consider the potential impacts on on-street parking from amenity point of view. Weight is given to the fact that C3 parking demand is lower than that of the existing B1a use.

The applicant has not demonstrated cycle parking. The applicant should demonstrate a cycle parking provision for at least one cycle, in accordance with WSCC standards. The inclusion of secure and covered cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

The site is situated in a sustainable location within walking distance of shops, schools and other amenities. Furthermore, the site is close to regular bus connections and Lancing Train Station. As such, future residents may not necessarily rely on the private car for travel. Cycling is a viable option in the area.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

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 condition 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