WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	30/07/2018
LOCATION:	103, North Road, Lancing, West Sussex
SUBJECT:	AWDM/1004/18 Conversion of part ground floor from Class B1 to form 2 x 1 no. bed residential units (Class C3) with associated alterations and landscaping.
DATE OF SITE VISIT:	
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

The site is accessed from North Road, a 'C' class road with a speed limit of 30mph in this location. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been several recorded injury accidents in the vicinity of the site. However, from an inspection of accident data it is clear that these were not due to any defect with the road network.

Parking

The applicant has not provided any details on the number of available car parking spaces to the rear of the building. However, applying the WSCC Supplementary Planning Guidance (SPG) for parking provision the original office (B1) use would require 1 parking space per 30m^2 creating a need for a total of 3 spaces. The WSCC car parking calculator would envision the need a total of 2 car parking spaces for the 2 proposed flats.

Sustainability

The site is located only 5 minutes' walk from Lancing Train Station with local Bus Stops within a few metres of the site. Shops and amenities are also within walking distance of the site. The applicant has stated that there is already cycle parking available on the site.

Conclusion

The LHA does not consider that the proposal for the conversion of B1 office space to 2 flats would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.

Jayne Colbert
West Sussex County Council – Planning Service