WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	5 April 2019
LOCATION:	Ocean View Business Park, Gardner Road, Southwick, West Sussex
SUBJECT:	AWDM/0392/19 Retrospective change of use of part of the first floor to boxing gym (Use Class D2) for a temporary period of 3 years.
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 from mixed B1/B2/B8 to a Boxing Gym (D2). Upon receiving additional information regarding other applications on the site, a revised section on parking has been added to this consultation.

This application is retrospective, with the works having completed on 01/09/2018. The site is located on Gardner Road, a C-class road subject to a speed limit of 30 mph.

Access and visibility
Access to the business park is via an entrance on Gardner Road. Access will not be affected by the change of use. Visibility is sufficient at the point of access, and an inspection of collision data supplied to WSCC by Sussex Police from the last 5 years found there were no reported injury accidents within the vicinity resulting from road layout. Therefore there is no evidence to suggest the access is operating unsafely.

Parking and turning
The change of use to a boxing gym is not anticipated to result in a material intensification of use of the access over the potential of the existing B1/B8 use of the site. Furthermore, a gym is most likely to peak in traffic during the evenings, outside of peak highway hours, and therefore would not necessarily add to an intensification of use on the highway.

The existing car park has 130 car parking spaces, which is anticipated to be sufficient for the needs of the boxing gym and existing use of the site. However, if planning application AWDM/1606/18 is permitted, then the car park capacity will reduce from 130

to 68 spaces. Using WSCC car parking standards, it was calculated that the Boxing Gym would create a demand for 18 car parking spaces. Therefore the revised number of spaces is still anticipated to be sufficient for the needs of the Boxing Gym and for the existing/proposed use of the site.

There is sufficient room in the car park for on-site turning.

The business park is situated in a sustainable located, being within walking distance of Fishersgate Train Station, and regular bus routes that pass through the nearby A259.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact 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.

Kyran Schneider
West Sussex County Council – Planning Services