**From:** Alison.Meeus@westsussex.gov.uk
**Sent:** 08 October 2013 12:01
**To:** developmentcontrol
**Cc:** Mick.Clark@westsussex.gov.uk
**Subject:** AWDM/1098/13 - FAO: Peter Barnett
**Attachments:** AWDM109813.doc

Dear Peter,

Please find attached WSCC Highways response to planning application AWDM/1098/13.

Kind regards
Alison

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**WEST SUSSEX COUNTY COUNCIL** **DATE: 08/10/13**
**STRATEGIC PLANNING CONSULTATION**

**FROM:** **Alison Meeus** **TO:** **Adur & Worthing Councils**
**FAO:** **Peter Barnett**

**SUBJECT:** **AWDM/1098/13 - 2 storey north extension to create accommodation block, single storey extension to create additional facilities including new entrance and cafe.**

**Adur Outdoor Activities Centre, Brighton Road, Shoreham-By-Sea, West Sussex**

**RECOMMENDATION:**

| | | | | | |
|---|---|---|---|---|---|
| **Advice** | | **Modification** | | **More Information** | |
| **Objection** | | **No Objection** | X | **Refusal** | |

WSCC as the Highway Authority has been consulted on planning application AWDM/1098/13 for a 2 storey extension to create additional accommodation and a new entrance and cafe as part of the Adur Outdoor Activities Centre, Brighton Road, Shoreham-by-sea. WSCC raise no objection to this proposal subject to any of the conditions attached.

The proposed increase in accommodation will increase from 16 beds to 36 beds. The centre currently offers 19 car parking spaces for residents and visitors to the centre. WSCC car parking standards for C1 use recommend that for the increase in accommodation to 666sqm the centre should be providing 9 car parking spaces, and 1 space for visitor parking. Therefore the existing parking provision at the centre is regarded as adequate to meet the increased vehicle trips associated with the increase in no of beds at the centre.

The activity centre operates all week long, including weekends and provide residential courses to children the majority of which visit the centre at weekends and generally arrive in mini buses. There is enough parking within the centres car park for the residential element of this proposal, however the increase in D2 floorspace would command a higher level of parking provision. Current standards recommend 1 space per 22sqm which would equate to 20 spaces. In addition to this the centre proposes to open a cafe to the public and requires 1 parking space per 5sqm (15 spaces), and 1 space for the B1 office use. Therefore the existing 19 space car park is not large enough to accommodate the required 46 spaces.

However; although the current car parking space levels are under what would be expected for this increase in floorspace it has been considered that as most groups staying at the centre arrive in one vehicle or two vehicles at a time. The cafe; which will be open to the public, will attract custom from people already using the recreation ground and groups staying/visiting the centre thus reducing the number of trips to the site. Adjacent to the site is a public car park which is large enough to accommodate any overspill parking, should this occur during busy periods. No cycle parking has been included in the application and should be provided for staff and visitors based on WSCC cycle parkng standards.

In summary this proposal will see an increase in vehicle trips associated with the increase in accommodation, and new cafe. However WSCC consider the existing car parking provision and adjacent public car park can accommodate the additional vehicles expected. A review of the existing access onto Brighton Road from the centre is more than adequate to take additional

vehicle movements; and offers a safe entrance and exit, not allowing any right hand turns due to its close proximity the Shoreham Bridge. WSCC raise no objection to this proposal subject to any conditions attached.

*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.

**Alison Meeus**
**Strategic Planning**