WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	19 February 2019
LOCATION:	8, Commerce Way, Lancing Business Park, Lancing
SUBJECT:	AWDM/0214/19 Part demolition of existing light industrial unit and construction of six new light industrial units (use classes B1, B2 and B8) with car parking and delivery areas.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☑ Objection ☐ Modification ☐ No Objection ☑ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	.

The proposed application is for the demolition of exisitng commercial units (438sqm) nad the construction of 6 new commercial units (846sqm).

The location plan shows the area in red containing the building to be removed and the area in blue shows a large building which appears to be forming part of the existing building and is to remain. The area to remain is estimated to have a floor area of approximately 860sqm (electronic measurement). It would appear that this building is to remain and will be in addition to the proposed units of 846sqm.

The site is constrained by the railway line to the north and additional commercial units to the south and the west. Vehicle access is gained via the hammerhead at the northern end of Commerce Way. This access also serves a number (approx. 6) of other business premises and operates as in entrance and exit for all buildings.

Aerial mapping shows parked vehicles totalling approximately 60 cars - 45 in the parking area to the east and 15 to the west to the front of the building. The 45 spaces (it is noted that double parking is evident) will be lost as a result of the proposal with only 17 new and marked spaces provided.

The application form states B1(c) Light Industrial use, however the description states B1, B2 and B8 all of which had different traffic generation levels. No lorry parking or turning areas have been provided.

	Car	Lorry	Car	Lorry	Proposed	Proposed plus retained
B1	Over 500 sqm 1 space per 30sqm		Under 500sqm 1 space per 30sqm		29 car spaces	58 car parking spaces
B2	Over 240 sqm 12 spaces + 1 per 25sqm over 240sqm	Over 240sqm 1 space min and 1 per 500sqm	240sqm or under 1space per 40sqm	240sqm or under 1 space	37 car parking spaces 2 lorry parking spaces	74 car parking spaces 3 lorry parking spaces
B8	12 spaces + 1 per 100sqm over 240sqm	1 space min and 1 per 500sqm	1 space per 20sqm	1 space per 100 sqm	19 car parking spaces 2 lorry parking spaces	38 car parking spaces 3 lorry parking spaces
B1c	No specific stds – use B1				29 Car parking spaces	58 car parking spaces
					Note: Light Industry may generate HGV traffic. Lorry spaces to be determined on an application basis.	

It can be seen from the table above that regardless of proposed use the site is severely constrained and there is insufficient outside hard standing space to provide the minimum level of parking required. The site itself is also constrained within the Industrial area as a whole due to its location adjacent to the railway line. In addition, parking is at a premium within the estate and could be considered at saturation point which would give little, if any, opportunity for off-site parking.

Can the applicant confirm the following:

- Exact size and use of section of building within the site to remain.
- Use of proposed new buildings
- Number of existing and proposed parking spaces on the entire site and how these will be distributed between the retained block and the proposed block. These will need to be shown on a plan.
- Existing traffic levels including number of HGV movements
- An area for HGV parking and turning within the site.

- A larger scale plan showing the premises in the immediate vicinity which also share the access (to establish hard standing areas).
- Any additional information with regards to parking of vehicles relating to premises served by the site access – to establish current parking demand and any shared provision.

Conclusion

As the application stands the Highway Authority would object on the grounds of insufficient information and insufficient car and lorry parking. However, on consideration of additional information the Highway Authority may withdraw the objection.

Please re-consult.

Debbie Farrell
West Sussex County Council – Planning Services