WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	26 January 2022
LOCATION:	1A Station Parade South Street Lancing West Sussex BN15 8AA
SUBJECT:	AWDM/2120/21 Change of use of taxi office (Sui Generis) to 1no. 2 bedroom residential unit with replacement windows in white UPVC.
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.

This application is for the change of use of first floor taxi office to 1 x 2-bedroom dwelling. The site is located on Station Parade, on Freshbrook Road, an un-classified road subject to a speed limit of 30mph.

The site does not benefit from vehicular access and the proposal does not alter this arrangement. Given the existing use of the site as a taxi office and that existing users to the site will be on foot, the proposal is not anticipated to generate an increase in vehicular movements on the highway network.

A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Guidance (adopted August 2019), 1 car parking space may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision, given the existing use of the site. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is sustainably located within the centre of Lancing, in proximity to Lancing train station, local shops and services and bus stops. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

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 111), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services