WEST SUSSEX COUNTY COUNCIL **DATE: 12th August 2014**
STRATEGIC PLANNING CONSULTATION

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

SUBJECT: **AWDM/0980/14 - Change of use from C1 (Guest House) to B1(a) (Office)**

Bella Notte, 117, Brighton Road, Lancing

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £ to follow

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The proposal to change the use of the C1 (Guest House) to a Solicitors office (B1) use has been considered by WSCC as the Highway Authority. WSCC raise no objection in principle, although we would like the applicant to provide more information relating to the car parking strategy and estimated number of trips to the offices.

The current guest house has 11 rooms, and parking for guests is sited at the front, rear and side of the property. The parking spaces falling to the side of the property are not within the planning application site boundary and are part of 'The Terrace' private road. This road is used for resident parking for 'East Lodge' a block of retirement flats situated adjacent to the guest house. Local residents have raised concerns over the additional parking pressures this change of use would create. Due to its close proximity to Lancing Beach the area is often used by visitors to the beach, especially during peak holiday periods.

With this in mind WSCC has considered the proposal put forward for the change of use and the associated parking. The applicant will not be increasing the number of parking spaces offered, and it is unclear who these spaces will be allocated to. Additionally the parking to the side of the guest house is not included within the application site boundary and cannot be assumed to be used solely for by the solicitors. The applicant would need to establish who owns this piece of land and if parking can continue here.

The introduction of a dropped kerb on the Brighton Road frontage would need to be progressed as part of a minor works license. This has been introduced along Brighton Road, in other locations. As the road is straight and provides good visibility, providing this is not obscured in any way, and kept free of obstructions over 600m we raise no objection; although the height of the blue wall next to the parking area would need to be confirmed and lowered if necessary.

To provide clarification of the parking situation WSCC would like the applicant to submit a car parking strategy showing the proposed layout of car parking spaces, and who these will be allocated to (i.e. visitors/staff). WSCC car parking standards suggest that for 178sqm of B1 office use the car parking allocation should be 1 space for every 25sqm. This would equate to 7 spaces. Clearly this cannot be fully accommodated within the site boundary; so WSCC would like the applicant to submit a parking survey of East Street and Cecil Road (as no parking restrictions are in operation here) to see how the additional spaces could be accommodated within the surrounding roads, and local car parks.

The site will see an intensification of use on weekdays, compared to its existing use however; as the offices would not be operating at the weekends this will provide benefits to local residents using the on-street parking more frequently at these times.

With this in mind WSCC would also like to know the number of appointments daily to gage an understanding of the number of trips associated with the B1 use, during the week. It has been noted that the Solicitors have a high number of elderly clients who could potentially use public transport. The nearest bus stop is located adjacent to the guest house on Brighton Road; the applicant may wish to consider a workplace travel plan to encourage its staff to car-share and use sustainable travel to/from the workplace.

The location is considered sustainable, with bus, cycle and rail links in close proximity to the site. The applicant will also be providing 1 disabled parking space, and a cycle storage area.

In summary please submit the following information to the LPA.

- A parking survey of available spaces in East Street and Cecil Road during the weekdays (Mon-Fri)
- A parking strategy showing the number of useable spaces within the application boundary, and who will be using these spaces
- A survey of the surrounding car parks, and alternative parking areas to show how this could accommodate any parking associated with the offices.
- Current number of trips to the offices, per day (i.e. maximum number of staff and max number of appointments). A snap shot of clients/staff travel habits.

Alison Meeus
Strategic Planning