WEST SUSSEX COUNTY COUNCIL **DATE: 20/04/2017**
STRATEGIC PLANNING CONSULTATION

FROM: **Katie Kurek** **TO:** **Adur & Worthing Councils**
FAO: **Peter Barnett**

SUBJECT: **AWDM/0455/17 - Change of use from Use Class A2 (financial services formerly Lloyds Bank) to mixed Use Classes A1 (shop) and A3 (cafe) for Costa Coffee with 2no. air conditioning units to rear (east) elevation.**

24, North Road, Lancing, West Sussex, BN15 9AB

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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.

The proposal is for change of use of A2 use to A1/A3 (coffee shop). No material changes to traffic generation on the nearby road network is expected as a result of the proposals. The site is in a town centre location where trips are anticipated to be mostly by foot/ bicycle/ public transport or via car parking in the nearby public car parks.

The Local Highway Authority does not anticipate that the change of use would result in a 'severe' increase of trip generation over the existing use and it is therefore not contrary to paragraph 32 of the National Planning Policy Framework.

Katie Kurek
Strategic Planning