WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	30 May 2019
LOCATION:	Unit 6 Tungsten Building George Street Southwick Brighton BN41 1RA
SUBJECT:	AWDM/0460/19 Change of use from office/light industrial to personal training studio (D2). More information.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£ N/A

The Local Highways Authority (LHA) has been consulted on this application at Unit 6 Tungsten Building to change the use of the unit from B1 Office to D2 Leisure/ Gym use.

The LHA requested additional information on 30/04/2019 relating to the existing parking arrangements, use of sustainable transport and anticipated numbers of clients/movements associated with this use. The applicant has submitted details answering these queries.

From observation of the most recent and up to date mapping data, the LHA has observed that there have been no highways collisions or personal injury claims at the point of access to the associated parking area to show an existing concern with the current arrangement.

The applicant has outlined that the same parking arrangement as has served the offices will be used to serve the gym. These two parking spaces have been said to be allocated to staff only for the 166sqm unit. When considering the existing use the WSCC Parking Standards outline for B1 developments under 500sqm, that 1 space per 25sqm should be provided as a maximum standard. This results in the current maximum demand of 6.6 parking spaces (rounded to 7). For a D2 use class the parking demand is 1 space per 22sqm, therefore generating the requirement for 7.5 parking spaces (rounded to 8.)

The development therefore would likely generate the requirement for a single additional space which would be accommodated on the wider network. It would not be considered that the demand for one additional on street parking space over the current arrangement would generate a severe material increase.

Junction protection is present on the junction from Mill Road onto Fishersgate Terrace. Smaller roads surrounding the development are subject to on street parking and this does cause a narrowing of the carriageway; however this does encourage vehicles to

proceed cautiously whilst anticipating conflict with oncoming vehicles or cars adjoining from side routes. This is an existing practise and has functioned for some time with no known safety concern.

When considering the suitability of this proposal, the LHA must also consider the sustainable nature of the site location. Fishersgate railway station is located a short 5minute walk from the site and regular bus services operate along the nearby A259 facilitating travel to Brighton, Littlehampton, Worthing and Goring-by-Sea.

Based upon the above considerations, the LHA raises no severe highways safety concerns with the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services