WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Stephen Gee Highways, WSCC
DATE:	9th August 2018
LOCATION:	29, Cecil Pashley Way, Shoreham Airport, Lancing, West Sussex
SUBJECT:	AWDM/1132/18 Application for variation of Condition 2 of approved L/171/98 (warehouse with ancillary shop and office (including access road and parking) to permit aviation-related use of the premises for any purpose within Classes B1, B2 or B8.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☑ Objection ☑ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Background

The site is located to the soutern boundary of Shoreham Airport with access provided onto Cecil Pashley Way (a private road) It is understood the applicand is seeking to vary condition 2 from a B8 (storage and distribution of pilots supplies) to a aviation related B1, B2 or B8 use.

Trip generation

No transport information has been supplied by the applicant so I have utilised TRICS assessment to form the basis of my response. The assessment shows that a B1 usage could generate 53 AM peak and 45 PM peak two way trips, a B1c 17 AM and 15 PM two way trips with B2 and B8 producing lower numbers still. As such I would have no objection to the site being used for a B1(c), B2 or B8 usage.

If a B1(a) usage is to be persued then trip generation and assignment and distribution should be provided and possibly junction modelling. Information would also be required on the parking provision provided on site.

Conclusion

I would offer no objection to the proposals should they be modified to variation to a B1c, B2 or B8 usage.

If the applicant wishes to persue a full B1 usage then additional infromation would be required to assess the trip generation and levels of parking associated with this user class.

Stephen Gee
West Sussex County Council – Planning Services