WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	4th June 2018
LOCATION:	Technology House, Unit 1, West Road, Southwick, West Sussex
SUBJECT:	AWDM/0729/18 Change of use of ground floor from Place of Worship (D1) to Offices (B1a).
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☑ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

The application seeks approval for change of use of ground floor from place of worship (D1) to offices (B1A). The Local Highway Authority (LHA) was consulted previously under AWDM/1500/17 for change of use from offices to place of worship to which no highways objections were raised. The current application therefore requests reversion back to a previously permitted office use, the first floor of the building is also in use as office space.

WSCC maximum parking standards (adopted November 2003) set out a standard of 1 car parking space per 22sqm for place of worship. At 459sqm the existing use could have seen a maximum demand for 21 spaces. In comparison a B1A office use expects 1 space per 30sqm, a maximum demand of 15 spaces. The site is restricted for off street parking with no changes proposed to the existing vehicle accesses from West Road and Laylands Road where up to 5 cars total could be accommodated within the site.

The LHA acknowledge the restrictions for off-street parking. Nevertheless there are junction protection markings on the nearby road network which deter on-street parking in locations that would be detrimental to highway safety. There is no evidence that the existing access and parking arrangements have resulted in a highway safety or capacity concern on the nearby publically maintained road network.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Katie Kurek
West Sussex County Council – Planning Services