WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	13/05/2024
LOCATION:	127 South Street, Lancing, BN15 8AS
SUBJECT:	AWDM/0488/24 Change of use from Printers B1(C) to Dwelling C3(A).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the change of use from Printers (B1(c) Use) to residential dwelling (C3 Use). The site is located on South Street, an A-classified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/0797/21, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

No vehicular access is associated with this site. The LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site.

No vehicular parking is proposed – therefore, vehicular parking would have to be accommodated on-street, as per the likely existing arrangement. There are parking restrictions in place on the nearby roads prohibiting parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil car parking provision would give rise to a highway safety concern or parking capacity issue in this location.

No details of cycle parking provision have been provided. Cycling is a viable option in the area and the LHA would request that secure and covered cycle parking provision be provided in accordance with WSCC Parking Standards, if there is space within the site to do so.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services