WEST SUSSEX COUNTY COUNCIL **DATE: 7th February 2014**
STRATEGIC PLANNING CONSULTATION

FROM: **Dominic Smith** **TO:** **Adur & Worthing Councils**
FAO: **Gary Peck**

SUBJECT: **AWDM/0095/14**

Demolition of existing store building (B8 use) and replacement with new building for storage and distribution use (B8)

50, Blenheim Road, Lancing Business Park, Lancing, West Sussex

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £ N/A

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has been consulted on the proposed demolition of an existing storage building and the construction of a replacement facility in an established business park.

In reviewing the application it is apparent that, in floor area terms, the new development is a like for like proposal with a slight reduction in size from the existing accommodation. It is anticipated that there will be an increase from 5 full time equivalent employees to 7. It is not anticipated that the development would lead to a significant intensification in traffic that could already be generated by the site.

No alterations to the access arrangements are proposed; a review of the accident database indicates that 1 serious accident has been recorded in the vicinity of the access relating to a collision between a cyclist and motorcyclist. However, it was noted that the causation factor was not associated to a defect to the highway but as a result of driver error. No alterations are proposed to the existing parking provision.

It is not considered that the development would result in a detrimental impact on the safety or service of the highway network. No objection is raised to the proposal subject to a Construction Management Plan condition as set out below.

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,

- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Dominic Smith
Strategic Planning