WEST SUSSEX COUNTY COUNCIL **DATE: 18/10/2013**
STRATEGIC PLANNING CONSULTATION

FROM: **Alison Meeus** **TO:** **Adur and Worthing**
FAO: **Jo Morin**

SUBJECT: **AWDM/1206/13 & AWDM/1204/13 – Part change of use from sui-generis to B1 light industrial & extension to exisiting commercial laundry building at Cecil Pashley Way, Shoreham Airport.**

RECOMMENDATION:

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

WSCC has been consulted on two applications for a commercial laundry business at no 22 and 23 Cecil Pashley Way, Shoreham Airport. The first application is for a change of use from sui generis to B1 light industrial use, and the second application is to extend no 23, to increase the current square footage. They have been reviewed together in this response.

The overall B1 floor space will change from 714sqm to 1,078sqm, an increase of 364sqm, and commands an additional 19 parking spaces, based on the recommended standard of 1 space per 30sqm for B1 light industrial use. The increase in floor space will attract an additional 8 employees and it is expected that this would create a demand for more parking. However; WSCC is mindful the business has been operating with this level of parking with 52 employees. Therefore the recommended standards may not reflect this type of business use and although B1, a slightly higher ratio of parking spaces to employees may be considered appropriate. The current employee to parking space ratio is 1 space for every 3 employees. Therefore WSCC would advise the applicant considers increasing its car parking provision to reflect the increase in employees and increase in floor space. We would advise somewhere between 3 and 12 additional spaces.

The increase in vehicular traffic linked with the commercial laundry business has been described as minimal however no information has been provided regarding the number and size of any additional vehicle trips associated with this. Please can the applicant provide this information so I can assess the impact on the highway access point off Saltings Roundabout on the A259 Brighton Road. WSCC would raise no highway issues with an increase in use from this access point providing there is evidence to show the increase in vehicle trips is 'minimal'.

It would seem that the business of cleaning aircraft industry items is ideally located within Shoreham Airport, and offers good links within easy reach of bus transport and Shoreham-by -sea railway station 2.5km away. This is outside the 2km CIHT guidance for acceptable walking distances for commuters however; cycling is also a realistic opportunity to the site. A signed on-road cycle route links the Airport and the South Coast Cycle route providing a direct cycling link to the West Sussex coastline. The applicant should consider providing cycle storage for employees.

In summary WSCC raise no objection to this proposal.

Alison Meeus
Strategic Planning