WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	11 April 2019
LOCATION:	80 Crabtree Lane, Lancing, BN15 9PJ
SUBJECT:	AWDM/0462/19 Change of use from Hot Food Takeaway (A3) to Dog grooming parlour (Sui Generis).
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Summary
This proposal is for the change of use from a Hot Food Takeaway (Class A3) to a Dog Grooming Parlour (Sui Generis). The site is located on Crabtree Lane, a C-Class road subject to a speed limit of 30 mph.

Access and visibility
Access to the site will be unaffected by the change of use. Visibility is sufficient, and a review of collision data provided to WSCC by Sussex Police from the last 5 years reveal there have been no recorded injury accidents within the vicinity relating to road layout. Therefore there is no evidence to suggest the access is operating unsafely.

Parking and turning
No details for parking were provided in the plans; however this was the existing arrangement for the Hot Food Takeaway previously. The change of use from A3 to Sui Generis will produce differing patterns regarding material use, but is not anticipated to result in a material intensification of use at the site. Considering the takeaway operated as such without incident, the LHA does not consider this detrimental to highways safety.

With this in mind, there are approximately 15 car parking spaces within the immediate vicinity for customers to use. The site is situated in a sustainable location, well connected by bus routes. Lancing Train Station is also within walking distance.

Conclusion
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 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services