WEST SUSSEX COUNTY COUNCIL **DATE: 12/10/2010**
INFRASTRUCTURE CONSULTATION

FROM: Local Development TO: Adur District Council
FAO: Hannah Barker

SUBJECT: ADC/0345/10 - COU from P.H./ restaurant with incidental staff accomodation and storage to hotel, restaurant and bar with alterations including rear dormer and front rooflights to main building and conversion of rear storage buildings to hotel bedrooms.

The New Sussex Hotel, 182, South Street, Lancing, West Sussex

CONSULTATION DATE: 20/09/2010

RECOMMENDATION:

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

S106 contribution: 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 Local Development 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.

The proposal is for the change of use of a pub / restaurant to a hotel with access onto South Street via an existing access point. The most recently available verified accident records reveal there has been one personal injury accident in the vicinity of the existing point of access, but there is no evidence to suggest that the accident is attributable to the access itself. No changes to the existing access or parking arrangements have been proposed therefore it is not anticipated that there will be a significant intensification of use of the access.

The number of full time equivalent employees will increase from 2 to 9. There are currently 2 off-street parking spaces associated with this development, but the applicant has not indicated whether these spaces will be allocated to staff or guests. 2 spaces would be a low parking provision for this type of development. However, there are public car parks in the area that are not over-capacity. Notwithstanding the increase in staffing levels, the maximum parking standard for the proposed use would be lower than the existing. Having regard to the existing use and its location within the commercial area, there would be no highway objection to this application.

WSCC does not have a minimum cycle parking standard for C1 use, but the 8 spaces proposed would appear to be adequate for staff and customers. These spaces should be secure and covered and the details of these should be submitted to the LPA.

Lucy Seymour
Local Development