WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	12 May 2020
LOCATION:	35-37 High Street Shoreham-By-Sea BN43 5DD
SUBJECT:	AWDM/0379/20 Change of use of ground floor from bank (Use Class A2) to betting shop (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 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highways Matters for this location under planning application ref: NOTICE/0021/19 that sought approval for prior approval for change of use from offices (Use Class B1a) to 8no. residential units (Use Class C3) on first and second floor. No highways objections were raised and this application was subsequently granted planning permission.

This proposal is for change of use of ground floor from bank (Use Class A2) to betting shop (Sui Generis). The site is located on High Street (A259) which is an A-classified road subject to 30mph speed restrictions.

The proposed plans do not indicate access or parking arrangements associated with the proposal. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been several recorded injury accidents within the vicinity of the site. However, from an inspection of accident data it is clear that these were not due to any defect with the road layout.

The proposed shop will operate every day, including bank holiday, from 08:00 – 22:00h. The hours of operation will be longer when compared to the current use, however taking into account the existing permitted A2 usage in terms of highway safety and level of activity of the site; it is unlikely that this change of use to betting shop Sui Generis would have an adverse impact on the local highway network. Therefore, no capacity concerns would be raised.

It is not clear if some of the parking spaces to the rear will be allocated to the proposed betting shop; therefore this application is assessed based on nil cars parking provision. The proposal will result in 2 full time and 4 part time employees. The current WSCC Car Parking Guidance does not include a parking demand for Sui Generis use, however it would not be unreasonable to assume

that some parking provision would be required. Given that the site is located in sustainable location and there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety, the LHA would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site benefits from being situated in a sustainable location in a close proximity to bus stops that provide services to Brighton and Rottingdean. Shoreham by Sea train station is approximately 7 min walk.

Conclusion

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

Anastasia Toleva
West Sussex County Council – Planning Services