# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO: Peter Barnett |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 24 June 2021 |
| **LOCATION:** | 1 Riverside, Southwick, BN42 4AW |
| **SUBJECT:** | NOTICE/0010/21<br>Application for Prior Approval of Proposed Change of Use of an office (Use Class B1a) to form 1no. residential unit (Use Class C3) at lower ground floor level. |
| **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.

This proposal seeks prior approval for the change of use from office (B1 Use) to residential (C3 Use). The site is located on Riverside, a privately maintained road; consequently, these comments are for your advice only.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from offices (Class B1) to residential (Class C3) subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GDPO is quite clear as to what highways matter can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

Access to the maintained highway is at Albion Street, an A-classified road subject to a speed restriction of 30 mph. An inspection of collision data provided to WSCC by Sussex Police reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. B1 offices tend to generate greater material movements than C3 residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

No parking is associated with this site. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least one car parking space. Consequently, parking would have to be accommodated on-street. Comprehensive parking restrictions are in place on Albion Street, prohibiting parking in places that would be detriment to highway safety.

The applicant has not demonstrated cycle parking provision. Cycling is a viable option in the area and the LHA would like to see secure and covered cycle parking provision being implemented. Cycle parking helps promote the use of sustainable transport methods.

In summary, the movements associated with office use have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County

Council in its role as LHA has therefore considered the proposal on that basis. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

**Kyran Schneider**
**West Sussex County Council – Planning Services**