WEST SUSSEX COUNTY COUNCIL **DATE: 18/12/2017**
PLANNING SERVICES CONSULTATION

FROM: **Jodie Wilkes** **TO:** **Adur & Worthing Councils**
FAO: Marie O'Keeffe

SUBJECT: **NOTICE/0018/17- Application for permitted development for prior approval for change of use from Shop (Class A1) to A1/A3 Shop/Cafe/Restaurant.**

19, Southwick Street, Southwick, Brighton, West Sussex

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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.

The Local Highway Authority acknowledges the permitted change of use from A1 shop to A1/A3 shop/café/restaurant subject first to prior approval being granted. As part of the prior approval, the Local Highway Authority (LHA) can consider only whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application. However from experience of other similar proposals, the LHA recognise that shops and café/restaurants generate a similar number of movements at this scale. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.

The prior notification process does not enable parking provision or other matters relating to accessibility to be considered.

Jodie Wilkes
Planning Services