WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	12 June 2019
LOCATION:	80 High Street, Shoreham-By-Sea, BN43 5DB
SUBJECT:	AWDM/0794/19 Change of Use from Estate Agent (Use Class A1) to (Use Class D1) clinic for pregnancy scanning
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 estate agents (Class A1) to pregnancy scanning clinic (Class D1). The site is located on High Street, an A-class road subject to a speed limit of 30 mph.

Content
No vehicular access or parking provision is proposed for this application. This is the existing arrangement and no alterations are planned. The change of use is not anticipated to result in a material increase of vehicular activity associated with the site.

The site is sustainably located on Shoreham High Street, within walking distance of public car parks and Shoreham-by-Sea Train Station. Nearby bus stops offer connections towards Brighton, Littlehampton and Steyning.

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