WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	26 April 2022
LOCATION:	Bridge Hotel, 87 High Street, Shoreham-By-Sea, BN43 5DE
SUBJECT:	AWDM/0100/22 Retrospective consent for retention of stretch tents in outside seating area to the rear. Tents 1 and 2 for seasonal use only between October and March. Additional fixed seating.
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.

This proposal seeks consent for the retention of stretch tents in outside seating area and additional fixed seating. This application is retrospective, with the works having been completed on 01/01/2022. The site is located on High Street, an A-classified road subject to a speed restriction of 30 mph.

The LHA previously provided comments pertaining to highway matters for this site for application AWDM/1599/18, raising no highway safety concerns. This application was similar in nature to that of the current application, which included additional outdoor seating. The LPA approved the application, but the proposals were not implemented.

From inspection of the application documents, the applicant proposes additional fixed seating to the rear of the site, with the retention of one permanent tent and two seasonal tents. Considering the scale of the existing pub/restaurant, the LHA does not anticipate that the proposed additional seating would give rise to a significant material intensification of movements to or from the site.

No alterations are proposed to the existing access and parking arrangements. The LHA recognises that the site is situated in a sustainable location within walking distance of public transport services and public car parks. Therefore, no highway safety or capacity concerns would be raised.

In 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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services