WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	27 August 2020
LOCATION:	Unit 1, 7 Kings Crescent, Shoreham-By-Sea, BN43 5LE
SUBJECT:	AWDM/1175/20 Change of Use from B1 (Business) to B1/B8 (Storage and Distribution) with small retail counter.
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 B1 (Business) to B1/B8 (Storage and Distribution). The site is located on Kings Crescent, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content
The applicant proposes no alterations to the existing access arrangements. There are no apparent visibility issues at the point of access onto Kings Crescent. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. Considering the existing use, the LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of movements to or from the site.

The application form states that six existing parking spaces are to be retained for this development. From inspection of the plans, there is a parking area fronting the site. It is unclear if this parking area could accommodate the stated parking provision, due to the layout and lack of a dropped kerb fronting the site. Nevertheless, the site as existing has operated safely with no known highway safety or capacity concerns. The LHA does not anticipate that the proposed change of use would give rise to any highway safety or capacity concerns.

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.

Kyran Schneider
West Sussex County Council – Planning Services