WEST SUSSEX COUNTY COUNCIL **DATE: 19/02/2018**
PLANNING SERVICES CONSULTATION

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

SUBJECT: **AWDM/0107/18- Change of Use from retail use (use class A1) to micropub (use class A4).**

2, Southwick Square, Southwick, West Sussex, BN42 4FJ

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 change of use from a shop (A1 use) to a Micropub (A4 use) will attract custom at differing times of day to the existing use.

Summary
The proposal is to change the use of this site from an A1 shop use to an A4 Micropub use. Previously permitted uses at this site also include a mixed use A3 (restaurant café) A4 (Drinking establishment) and A5 (hot food) who's license operated on a similar scale to the proposed. This previous use was permitted 4 years ago and functioned with no known or recorded highways safety concerns.

Access and Parking
Deliveries are anticipated to be small and regular and the existing servicing area at the back of the shop can accommodate these as has served the other commercial uses.

Customers are anticipated to be travelling to the pub on foot using the large pedestrian precinct fronting this unit. Parking is available in the public car park to the rear; this currently operates on a Pay and Display arrangement. On street parking is available on the network surrounding the shopping area, parking restrictions are enforced along Southwick Square which restricts parking to an hour maximum between the hours of 8am and 6pm and disabled parking is also available in the vicinity. These restrictions would apply too to staff working at the Micropub, there are sustainable alternatives however to the use of a car in the vicinity of the site. The application form states that there is the opportunity for 4 full time and 3 part time staff to be working at this location, the LPA may wish to monitor any overspill parking generated by this use on the wider network however the LHA does not anticipate this would alter materially over previous uses at the site.

Sustainability
The site is sustainably located in an existing commercial area within Southwick. The site is also located within walking distance of Southwick train station which offers services to Portsmouth,

Brighton and London. Furthermore the site is located on several bus routes including the 60 and 46 bus routes to Portslade, Hove and Brighton.

Capacity

It is considered that many trips may be combined trips for use of the commercial shopping units and the Micropub which would not give a material rise to vehicular movements in this location. It is not anticipated that this change of use would generate a severe increase in vehicular movements to this location.

Conclusion

Based on this consideration, the LHA raises no objections to the proposal for the change of use to a Micropub.

Jodie Wilkes
Planning Services