WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	5 January 2021
LOCATION:	6 Town Quay Shoreham-By-Sea BN43 5DS
SUBJECT:	NOTICE/0022/20 Application for Prior Approval of Proposed Change of Use of an office (Use Class B1a) to form 1no. residential unit (Use Class C3) at ground floor level.
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 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.

West Sussex County Council was consulted previously on Highways Matters for this location under planning application AWDM/0056/15 that sought approval for change of use from small lock up office and two garages to 1-bedroom ground floor apartment. No highways objections were raised, however this application was withdrawn.

This proposal is of similar nature to AWDM/0056/15, and seeks prior approval for change of use from office to studio flat. The site is located on Town Quay which is an unclassified road subject to 30mph speed limit. Town Quay is also recorded as Public Right of Way (PRoW) restricted byway no. 3153.

There are no alterations to the existing access arrangements. Most recent accidents data reveal that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the proposal would exacerbate an existing safety concern.

Taking into account the existing permitted B1 (a) usage in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network. The LHA would not wish to raise any highway capacity concerns to this application.

Nil parking is proposed for this development. The WSCC Car Parking Demand Calculator would expect 1 parking space to be provided. Given the site being in a sustainable location close to local shops and amenities, the LHA does not consider that nil parking provision in this location would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

It may be possible to provide a cycle parking facility on site, if so it would be advised that such a provision is secured via planning condition. A suitably worded condition is included below if the Local Planning Authority considers cycle parking achievable.

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.

If the Local Planning Authority are minded to approve this application, the following condition is advised.

Condition

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Anastasia Toleva
West Sussex County Council – Planning Services