From: Moira Hayes <moira.hayes@adur-worthing.gov.uk> on behalf of Moira Hayes
Sent: 17 March 2022 16:08
To: Peter Barnett
Subject: 1-3 Ham Road

Flag Status: Flagged

Dear Peter,

Thanks for consulting me on this application

The premises lie within the Town Centre boundary and within, but on the very edge of the Primary Shopping Area. One one side, within the Primary Area, lies a motor repair business and on the other, a residential property. Due to these neighbouring uses, and its location near to a junction, the premises seem slightly dislocated from the main retail areas of the town centre.I understand it has been vacant since at least May 2021. Its last use was as a chiropractor.

Policy 11 of the Adur Local Plan 2017 sets out retail policies for Shoreham; this site lies within block 2 where A1, A3 and appropriate D1 uses are generally sought. National policy supports the role of residential uses in town centres. Given the location of this unit on the very edge of the primary retail area, I believe that the loss of these premises to residential use will not undermine the health and vitality of the town centre area. Given this and the fact that it remains vacant, there is no policy objection.

Moira Hayes

Moira Hayes
Adur Planning Policy Manager, Adur & Worthing Councils
Phone: 01273 263247
Email: moira.hayes@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Planning Policy Team, Worthing

