WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	13 November 2019
LOCATION:	35 - 37 High Street Shoreham-By-Sea West Sussex
SUBJECT:	NOTICE/0021/19 Application for permitted development for prior approval for change of use from offices (Use Class B1a) to 8no. residential units (Use Class C3) on first and second floors.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from a B1a use to residential subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

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. From experience of other similar proposals, the LHA (Local Highway Authority) recognise that offices generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.

It is unclear how many of the spaces to the rear of the site are assigned to the use of the flats, details have not been included. The LHA has therefore based this response on a nil parking provision. Should any of the spaces be assigned to future residents it is observed that the vehicle parking at the rear of the property would probably have space to turn to exit in a forward gear.

Given the sustainable location of the proposed development it is not anticipated that future residents would be reliant on the use of a car for transportation to shops and amenities. Regular bus services are available within walking distance of the site and regular routes run along the A259 offering services to Worthing, Littlehampton and Brighton. Shoreham Railway Station is located a 7 minute walk from the site which offers alternative means for commuters to Portsmouth, Brighton and London.

The National Planning Policy Framework states that plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site. In these respects, the site is located within a good walking distance of the village shops and passenger transport infrastructure.

West Sussex County Council in its role as LHA (Local Highway Authority) has therefore considered the proposal on that basis. The proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised.

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. The applicant may wish to consider secure and covered cycle parking provisions given the sustainable nature of the site, this can be accommodated within the flats individually or in a communal internal/external location.

Jodie Wilkes
West Sussex County Council – Planning Services