WEST SUSSEX COUNTY COUNCIL **DATE: 13/04/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Jamie Brown **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/0428/16- Change of Use from D1 Medical to A1 Funeral Directors; material changes/alterations to the existing building.

Northbourne Medical Centre, Eastern Avenue, Shoreham-By-Sea, West Sussex

RECOMMENDATION:

Advice		**Modification**		**More Information**	
Objection		**No Objection**	X	**Refusal**	

S106 contribution total (see below for breakdown): N/A

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary and Context
The proposals will be accessed from Eastern Avenue is a "C" class road which is located to the north of Shoreham centre, the road serves a number of industrial and commercial outlets. The road is subject to a 30 mph speed limit. In summary given the previous use of the site it is not considered that there would be a material increase in traffic movements as a result of this application.

Access and Visibility
The site does have an existing vehicular access onto Eastern Avenue, no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Eastern Avenue from the existing point are considered acceptable.

A review of the access onto Eastern Avenue indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity
Given the scale of the proposal and the existing permitted use a TRICS assessment and Travel Plan are not required. It is not considered that there will be a material increase in traffic movements over the existing use. In addition there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking and Turning
The proposed parking is considered acceptable. The LHA are not aware of that the previous use resulted in excess parking onto Eastern Avenue; it is considered unlikely that there would be an increase in on-street parking as a result of this proposal. There is sufficient space for parked vehicles to and turn within the site.

Conclusion
The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

Car parking space
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Jamie Brown
Strategic Planning