WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	2 September 2022
LOCATION:	Taxi Office Shoreham-by-sea Railway Station Brunswick Road Shoreham-by-sea West Sussex BN43 5WX
SUBJECT:	AWDM/1255/22 Change of use of taxi office to coffee kiosk with new awning to front and extractor vents to rear
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.

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

This proposal is for change of use of taxi office to coffee kiosk with new awning to front and extractor vents to rear. The site is located on Station Approach which is privately maintained road, subsequently these comments are for your advice only. Station Approach adjoins the publicly maintained Brunswick Road, a C-classified road subject to 30mph speed limit.

Access
No vehicular access is associated with this development. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and capacity
No vehicular parking spaces are proposed to serve this development. The size of the café kiosk is unknown, however it is not unreasonable to assume that some parking provision would be expected. Weight is given to the fact that the majority of users of the café would likely be train commuters as such there would be a number of linked trips to the site.

Given the existing permitted taxi office use and the sustainable location of site, the LHA do not anticipate that the proposal would result in a severe material increase in vehicular movements.
The LHA acknowledges that the site is situated within Shoreham by Sea train station providing services to Brighton, London, Worthing, Southampton etc.

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 111), and that there are no transport grounds to resist the proposal.

Anastasia Toleva
West Sussex County Council – Planning Services