WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	29 April 2020
LOCATION:	374 Brighton Road, Shoreham-By-Sea, BN43 6RE
SUBJECT:	AWDM/0588/20 Change of use from Retail (A1) to Hot Food Takeaway (A5) with extraction flue to north elevation. (Re-submission of AWDM/1815/19).
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 Strategic Planning 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.

Summary

This proposal is for the change of use from retail (Class A1) to hot food takeaway (Class A5) with extraction flue to north elevation. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph in this location.

WSCC in its role as Local Highway Authority (LHA) previously received a highways consultation request for this site under application AWDM/1815/19. The LHA raised no objections to this proposal. The planning authority refused this application on grounds unrelated to highways.

Content

No vehicular access or parking is associated with this property, which is the existing arrangement. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout 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. The LHA does not anticipate that this proposal would result in a significant intensification of material movements over those already occurring at the site.

Vehicular parking would have to occur on street. Whilst on-street parking is limited in the vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be detriment to highway safety. The LHA does not anticipate that highway safety will be detrimentally affected through the nil car parking provision. The planning authority may wish to consider the potential impacts on on-street parking from an amenity point of view.

The LHA appreciates that site is sustainably located, being within walking distance of public transport links. Regular bus connections are available from Brighton Road, with regular services between Brighton and Littlehampton available. Shoreham-by-Sea Train Station is an approximate six-minute walk from the site.

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.

Kyran Schneider
West Sussex County Council – Planning Services