WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	21/04/2021
LOCATION:	West House, 1 Forthaven, Shoreham, BN43 5HY
SUBJECT:	AWDM/0392/21 Change of use of garden land to provide a converted, vintage horse box to sell takeaway drinks, savoury and sweet pastries and cakes to passing walkers.
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 of garden land to provide a converted horse box for use for selling takeaway food and drink. The site is located on Forthaven, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

The applicant proposes no alterations to the existing access arrangements on Forthaven; however, the LHA does not anticipate that visitors to the site would use the existing access serving West House.

The LHA does not anticipate that this proposal would give rise to a significant material intensification of movements to or from the site, as a number of visitors to the takeaway would be local residents of Shoreham and users walking or cycling and classed as 'pass by' trips.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents 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 applicant proposes a nil car parking provision. However, the LHA notes that the site is situated adjacent to a public car park, that can be utilised for visitors. Comprehensive parking restrictions on nearby roads prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil parking provision would result in a severe highway safety concern, nor give rise to parking capacity issues.

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