WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Gary Peck
FROM:	WSCC - Highways Authority
DATE:	4 April 2023
LOCATION:	27 Salt Marsh Road, Shoreham-by-sea, BN43 5QJ
SUBJECT:	AWDM/1842/22 Partial change of use from Use Class E (cafe/restaurant) to create a smaller Use Class E unit (cafe/restaurant) alongside 2no Use Class C3 apartments.
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.

This application seeks the partial change of use from café/restaurant (Class E) to create a smaller Class E unit with two apartments (Class C3). The site is located on Salt Marsh Road, an unadopted road – as such, these comments should be considered as advice only.

No alterations are proposed to the site access arrangements. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

No vehicular parking is to be provided for the proposed residential units. The WSCC Car Parking Demand Calculator indicates that the proposed residential use would require four car parking spaces. As such, vehicular parking would have to be accommodated on-street.

The LHA does not anticipate that the nil car parking provision would lead to a highway safety or parking capacity issue in this instance, given that the existing larger Class E unit would likely generate a higher parking demand than what is proposed. Weight is given to the fact that the site is situated in a sustainable location within walking/cycle distance of local services, amenities, and public transport links.

The LHA would request that secure cycle parking provision be provided for the residential units, if there is space within the site to do so, to promote the use of alternative modes of transport.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services