WEST SUSSEX COUNTY COUNCIL **DATE: 28/10/2009**
INFRASTRUCTURE CONSULTATION

FROM: Jamie Brown **TO: Adur District Council**
FAO: Keith Morgan

SUBJECT: ADC/381/09-COU of nos 75-77 from restaurant (A3) to hot food T/A (A5) with new shopfronts

75-77, High Street, Shoreham-by-Sea, West Sussex, BN43 5DE

CONSULTATION DATE: 14/10/2009

RECOMMENDATION:

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

S106 contribution: £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 Local Development 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.

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

There are no changes to any of the access or parking arrangements at the site in connection with this planning application.

The site is located centrally to the commercial/retail/ business sites in Shoreham-by-Sea, therefore it is feasible that customers would use more sustainable modes of transport to access the site. It is assumed that the two existing parking spaces proposed will be situated to the rear of the property and will be used by staff as a base to deliver pizzas to customers.

Whilst we are aware that this proposal could result in a modest increase in vehicular movements and parking demand, based on the information that has been supplied regarding car parking in the immediate locality, the similar outlets within a short walking distance to the east and the previous uses of the site it is unlikely that there would be any significant highway implications with this proposal.

Given the properties sustainable location, the LPA may wish to a condition securing Cycle Parking for staff. This must be secure, covered and be capable of storing cycles for staff. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA). To accommodate cycle parking any cycle store should have minimum dimensions of 6m x 3m.

Jamie Brown
Local Development