WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	4 September 2023
LOCATION:	378 Brighton Road Shoreham-by-sea, West Sussex BN43 6RE
SUBJECT:	AWDM/1077/23 Divide the existing office into a smaller office and one person dwelling of 37msq. To enclose part of the court yard for the flat. Create a new access for the flat into the exsting rear court yard. Also to install a skylight for the bedroom.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above Full Planning Application, with regards to any highway safety or capacity concerns. The application is supported by way of a Design & Access Statement (DAS).

The application site comprises a 1800s building currently occupied by a commercial unit and is situated at the address 378 Brighton Road, Shoreham-by-Sea BN43 6RE. The development proposal is for division of the existing office into a smaller office and one person dwelling (Use Class C3), with the creation of a new access for the flat into the existing rear courtyard.

The commercial unit will continue to be accessed from the front entrance and the residential unit will be accessed from the rear courtyard via a pedestrian walkway from Surrey Street. The proposal does not include any vehicle parking provision for the residential unit. The location of the building is within short walking distances from bus stops, train station and many local facilities / amenities. The LHA recommends provision of cycle parking facility for both the commercial and residential units to encourage sustainable transport. Delivery and servicing will be carried out in line with the existing arrangements for the neighbouring properties.

The Local Highway Authority (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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

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West Sussex County Council – Planning Services