WEST SUSSEX COUNTY COUNCIL **DATE: 26/03/2015**
STRATEGIC PLANNING CONSULTATION

FROM: Emma Waters **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/0056/15 - Change of use from small lock up office and garages to 1 bedroom ground floor apartment.

Town Quay Appartments, Town Quay, Shoreham-by-Sea, West Sussex

DATE OF SITE VISIT:

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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.

West Sussex County Council (WSCC) in its capacity as the Local Highway authority (LHA) has been consulted by Adur & Worthing Councils regarding the above proposed development. I refer to your consultation and would provide the following comments.

Access point/Visibility
The access point is off of the High Street a class A road with a 30mph speed limit. The application proposes to use the existing access in its current form. Visibility would appear to meet requirements. The most recently available accident data indicates there has been some Road Traffic Accidents (RTA's) in the vicinity of this access, upon checking the accident reports none of these were as a result of the existing use of the access.

Trip Generation
The LHA acknowledge that the proposal will result in a less intensive use. It is considered that the proposal would not have a detrimental impact on the local highway network.

Internal turning and Parking
From an inspection of the plans there is adequate space for vehicles to turn on site and exit onto High Street in forward gear. In terms of parking, there are no changes and the 3 existing spaces meet with the requirements of the WSCC Parking Demand Calculator (PDC).

Sustainability
The development is situated in a sustainable location, within walking distance of a range of services and public transport; hence there is no reliance as such on the use of the private car. This application therefore is in compliance with the NPPF (2012) in encouraging the use of sustainable transport.

Cycle parking should be included; this must be secure, covered and be capable of storing at least one cycle per bedroom for the dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Summary

The LHA are satisfied that the proposed development accords with paragraph 32 of the National Planning Policy Framework in that safe and suitable access to the site can be achieved and that the proposed development will not have a severe residual impact on the operation of the highway network. If the LPA are minded to grant planning consent the following condition would be advised.

Condition:

- Cycle parking

Emma Waters
Strategic Planning