From: Jamie.Brown@westsussex.gov.uk
Sent: 10 September 2013 14:20
To: developmentcontrol
Subject: Strategic Planning Response
Attachments: AWDM90013.doc

Please could this Strategic Planning Response be distributed to the relevant officer please

Kind Regards

Jamie

Jamie Brown | Technician Local Development Infrastructure , West Sussex County Council | Location: 2nd Floor Northleigh, County Hall, Chichester, PO19 1QT
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WEST SUSSEX COUNTY COUNCIL **DATE: 02/09/2013**
STRATEGIC PLANNING CONSULTATION

FROM: Jamie Brown **TO: Adur & Worthing Councils**
FAO: Matthew Porter

SUBJECT: AWDM/0900/13-Change of use and conversion of storage/ distribution building with incidental offices to 2 x flats (1 x 1-bed and 1 x 2-bed).

11, Colebrook Road, Southwick, West Sussex

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. 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.

It is assumed that the existing use as B1 (a) had a nil parking provision. A nil parking provision for the residential use is proposed. Taking into account the sustainable location this allocation would not give rise to a highway safety issue in this area. The LPA may wish to consider the possible implications to on-street parking. The site is accessibly located with Southwick centre and frequent passenger transport options within short walking distance. The location of the site does therefore promote the use of sustainable transport measures.

The existing use is duly noted. The new use could give rise to the site generating vehicular traffic over an extended period in comparison with the existing office use. However, the number of movements would not be anticipated to be particularly significant and would not be expected to exacerbate any existing issues, nor warrant an objection on the basis of safety or capacity. Whilst the Planning Authority will no doubt wish to consider matters of amenity for local residents, no highway objection would be raised.

If the LPA are minded to approve this application a condition securing cycle parking should be included.

Jamie Brown
Strategic Planning