WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	21 March 2019
LOCATION:	209 Pagham Road Pagham PO21 3QD
SUBJECT:	P/24/19/PL Change of use of only ground floor betting shop (Sui Generis) to A2 (A2 Financial and Professional Services) together with alterations & demolition of rear single storey extension. This application may affect the setting of listed buildings.
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 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 Planning Services 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.

This proposal is for the change of use of ground floor from Sui Generis use (Betting shop) to A2 use (Financial and Professional services). The site is located on Pagham Road, a C-classified road subject to a speed limit of 30mph.

Two additional applications have been submitted under refs: P/23/19 for the change of use of the ground floor betting shop to D1 (non-residential institutions) together with alterations & demolition of rear single storey extension; and P/25/19/PD for prior notification under Class M for a change of use from betting shop (Sui Generis) to dwelling house (Class C3).

Access and visibility

The site currently benefits from vehicular access to the rear of the site from Summer Lane. No alterations to the existing access arrangements are proposed. Visibility at the junction with Summer Lane appears sufficient for the anticipated road speeds in this location. Due to the narrow no-through nature of Summer Lane, vehicles are not anticipated to be exceeding the posted speed limit in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the change of use would exacerbate an existing safety concern.

The proposed plans indicate that currently there are four parking spaces to the rear of the site which will be retained for the proposed use. It is unclear whether any of these are allocated to the existing residential use on the first floor of the site. The application form indicates that two full time staff will be employed for the proposed A2 use therefore this parking provision is anticipated to be sufficient for the proposed use. The site is located within metres of bus stops and other local shops and services, there is some unrestricted parking in the surrounding vicinity of the site, as such, the LHA anticipate that the level of traffic generated by the proposed A2 use would be of a similar nature to the existing use.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services