WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	18 August 2023
LOCATION:	46 South Street Worthing BN14 7LS
SUBJECT:	AWDM/0851/23 Change of use from sui generis (William Hill licenced betting shop) to Office (USE CLASS E).
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.

This application is for the change of use of shop from Sui Generis (betting shop) to office (Class E). The site is located on South Street, an A-classified road subject to a speed limit of 30mph.

The existing shop has no vehicular access or parking provision. This application does not propose to alter the existing parking and access arrangement. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision for the proposal, given that the existing use operates without any parking for customers or staff. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view. The LHA would not raise any highway safety concerns to the proposal.

The 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 (paragraph 111), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services