WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	8 May 2024
LOCATION:	Pharos House 67 High Street Worthing BN11 1DN
SUBJECT:	AWDM/0375/24 Creation of additional office space facilitated by the erection of a second-floor mansard roof addition, modifications to the principal elevation, and cycle provision.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (AWDM/0375/24), with regards to any highway safety or capacity concerns. The application is supported by way of a Design and Access Statement (DAS) and associated plans.

Background and Site Context

The application site comprises a two-storey, detached, mixed-use building known as 'Pharos House'. The building has ground floor retail space and first floor offices, both falling under Use Class E. The building is located within Worthing Town Centre, southwest of the roundabout connecting A259 High Street, North Street and Lyndhurst Road. The site was previously subject to planning applications for various residential schemes. The applications were refused but no objection was raised from highway safety or capacity standpoint. The current proposal is for creation of additional office space facilitated by the erection of a second-floor mansard roof addition, modifications to the principal elevation, and cycle provision.

Access Arrangements

The existing building fronts onto A259 High Street, providing pedestrian access. Vehicular access to the parking court is to the rear of the building facilitated through the adjacent supermarket car park. The existing access arrangements will be retained for the proposed uses.

Parking and Internal Layout

The proposed scheme is made car free. There are 10 nos. car parking spaces allotted for the building. These spaces will be reconfigured to provide a total of 9 nos. car parking spaces with the addition of a safe and secure bike store for 8 nos. bicycles. Delivery and servicing will be carried out from kerbside, in line with existing arrangements. A refuse store has been provided adjacent to the site entrance,

within 25 metres distance for the drag / carry distances for waste as stated in Manual for Streets (M*f*s) guidance.

Sustainable Accessibility

The site is within short walking distances to shops, services, and amenities within the town centre. There are well-connected footways conducive to walking. Bus stops and Worthing train stations are located within 10 - 15 minutes of walking providing transport links to wider network such as London, Brighton etc. Therefore, the site is in a sustainable location without the need for reliance on private car use.

Conclusion

The Local Highway Authority (LHA) do 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.

If the Local Planning Authority (LPA) mind to approve the application, the following condition should be applied:

CONDITION

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Reason: In the interests of road safety.

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West Sussex County Council – Planning Services