

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC – Highways Authority
DATE:	17 October 2025
LOCATION:	Site Of Former Office Space Ambrose House Ambrose Place Worthing West Sussex
SUBJECT:	NOTICE/0020/25 Application for Prior Approval of Proposed Change of use of part of the ground floor from commercial, business, service (Class E) to two self-contained residential units (Use Class C3).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC as the County Highway Authority has considered the proposal to change the use of the existing offices into two residential units. No objection is raised subject to any conditions attached.

The site is located in the centre of Worthing town centre on Ambrose Place a d classified one way street, with a 20mph speed limit. Access is taken from Portland Road, from the west. Ambrose place is subject to controlled on-street parking for either permit holders or pay and display parking. Double yellow lines are in place around the junction with Portland Road and Chapel Road. The site does have a private car park which appears to be included in the red line boundary and as such if residents owned a car there would be an area for parking a car.

However, the application does not state there will be car parking spaces and given the highly sustainable location, and cycle sites provided in each flat WSCC consider this a car free development. The local train station and bus stops are within 5-10 minutes walking distance and all amenities are accessible without the need for a car.

Therefore, WSCC raise no objection to the proposed residential development here. We would ask the applicant provides a construction plant and material plan to ensure the related traffic and materials storage are considered. If there was a need to use the highway for this a license would be required.

Alison Meeus
West Sussex County Council – Planning Services

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor's buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the

implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

INFORMATIVE

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.