WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	Highways, WSCC
DATE:	09/04/2024
LOCATION:	29 Wordsworth Road, Worthing, BN11 3NJ
SUBJECT:	AWDM/0327/24 Change of use from Class E (Commercial, Business and Service) to Class C3 (Dwellinghouses).
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 seeks the change of use from Class E to Class C3 to form a single dwellinghouse. The site is located on Wordsworth Road, an unclassified road subject to a speed restriction of 30 mph.

The site is served by an existing vehicular access point on Heene Place, and no alterations are proposed to this arrangement. The LHA does not anticipate that the proposed change of use to a single dwelling would give rise to a material intensification of use of the existing access point.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there appears to be suitable space within the existing parking area for this parking demand to be accommodated.

No details of cycle parking have been provided. Cycling is a viable option in the area and the LHA would request that secure cycle parking provision for at least two bicycles be provided in accordance with WSCC Parking Standards.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links.

In summary, 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 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

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 to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services