WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	Highways, WSCC
DATE:	08/08/2024
LOCATION:	56 Montague Street, Worthing
SUBJECT:	NOTICE/0006/24 Application for permitted development for prior approval for change of third floor from Class E to 3 residential dwellings (Class C3) (part ground, 1st and 2nd floors for access only).
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 proposal seeks prior approval for the change of use from Use Class E to residential (C3 Use), to form three one-bedroom flats. The site is located on Montague Street, an E-class pedestrianised street in this location.

This application is accompanied by five other separate submissions, which when combined represent a change of use of 2099 sqm of commercial floor space to 32 residential flats. A Transport Statement prepared by Crosby Transport Planning has been submitted, which considers the applications as one combined development. For the purposes of this consultation response, I am assessing each application individually on their own merits, whilst also bearing in mind the potential wider cumulative impacts as well.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Class E to residential (Class C3) subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GDPO is quite clear as to what highways matter can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application; however, given that Class E uses tend to generate greater material movements than C3 residential and taking into account the car-free nature of the application proposals, the LHA does not consider that the development would result in a significant increase in vehicular trips to/ from and in vicinity of the site. Consequently, no detrimental impact to the capacity of the nearby road network is anticipated as a result of the change of use.

Whilst I acknowledge the wider site submissions involves six separate applications, this individual application would create a car parking demand for two parking spaces under WSCC Parking Standards. The applicant proposes a nil car parking provision - consequently, parking would have to be accommodated on-street or within nearby paid-for provision.

Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detriment to highway safety. The LHA does not anticipate that the

proposed nil car parking provision would result in a highway safety concern or parking capacity issue in this instance, but the LPA may wish to consider the potential amenity impacts on on-street parking. Weight is given to the fact that the site is situated in a sustainable town centre location within walking/cycle distance of local services, amenities, and public transport links. Due to the location of the development within a sustainable location, it is not considered that occupants would be reliant on the use of a car. The site's promotion as a car-free development would also be a factor for potential residents to consider. Secure cycle parking is proposed for each of the units in accordance with WSCC Parking Standards, which would promote the use of alternative modes of transport.

In summary, the proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Kyran Schneider
West Sussex County Council – Planning Services