

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC – Highways Authority
DATE:	18 December 2024
LOCATION:	Oceanview Heights, 15 Montague Place Worthing
SUBJECT:	AWDM/1593/24 Conversion of residential storage space (C3) at second floor level to provide two additional flats with new windows to East elevation
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the conversion of residential storage space (C3) at second floor level to provide two additional flats with new windows to East elevation. The site is located on Montague Place, an E-class pedestrianised street in this location.

The LHA previously provided consultation advice for this site for application AWDM/0172/24, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

No vehicular parking or access is to be provided for this development. A development of this size in this location would require at least two car parking spaces to meet the WSCC Parking Standards. So, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated within a sustainable town centre location, within walking distance of public transport links and public car parks.

No details regarding cycle parking provision have been provided. The LHA would request that secure cycle parking provision be provided for this development in accordance with WSCC Parking Standards if there is space within the site to do so.

The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from South Street. Worthing Train Station is situated approximately 1.2km north of the site.

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 116), and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services