

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Adur & Worthing Councils FAO: Amanda Haslett
<b>FROM:</b>	Stephen Gee WSCC – Highways Authority
<b>DATE:</b>	24 October 2025
<b>LOCATION:</b>	Unit 4 Durrington Bridge House Barrington Road Worthing West Sussex BN12 4SE
<b>SUBJECT:</b>	<p>NOTICE/0019/25</p> <p>Application for Prior Approval of Proposed Change of the building from Class E to 101 flats (65 x 1-bed units, 36 x 2-bed units).</p> <p>This application proposes development similar to that consented under ref: AWDM/0016/24 which remains unimplemented. This current application entails a change to the proposed car parking provision.</p> <p>Similar to AWDM/0016/24 and notwithstanding that Class MA does not provide for operational development, for completeness, this application is accompanied by proposed elevations illustrating external alterations that have been consented under planning permission ref: AWDM/0991/24. External cycle stores and refuse and recycling storage are also indicated as consented by AWDM/1104/24.</p>
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection

The application proposes a similar development consented under AWDM/0016/24 to which no highway concerns were raised and as such the response below focuses on the differences between the proposals.

### Vehicle Parking

A reduction in parking spaces from 111 to 79 is proposed providing a parking ratio of 0.79 spaces per unit. The applicant has provided information detailing the sustainability of the site location including proximity to railway station, public transport and facilities accessible by walking and cycling. The adjoining development ref AWDM/1979/19 also provides a similar level of parking provision at 0.83 spaces per unit and is to provide 3 car club spaces that future residents of this proposal could also benefit.

The reduced level of parking is acceptable, however, no details of how spaces will be managed has been provided and as such it is recommended that a car parking management strategy is secured via condition.

EV parking, the level of EV parking is proposed to be increased from 23 to 36 to reflect the WSCC Parking Standards.

The WSCC guidance has been superseded by Building regulations and as such should be designed to meet these standards.

Travel Plan

The development is to provide a travel plan and as such a travel plan auditing fee should be secured via S106.

Conclusion

No objection is raised to the application

S106

Travel Plan (to be approved)

Travel Plan Auditing fee of £3,950 + VAT

The Travel Plan auditing fees reflect the amount of local authority officer time required to evaluate the initial plan, assess the monitoring data and participate in on-going review and agreement to any amended plans in the future, including post planning once the development is built out and occupied. The costs have been benchmarked against fees charged by other Local Authorities and are considered to be proportionate and reflective of the costs incurred.

Conditions

Car Parking Management Plan

**Stephen Gee**

**West Sussex County Council – Planning Services**