WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC – Highways Authority
DATE:	26 June 2024
LOCATION:	191 Tarring Road Worthing BN11 4HN
SUBJECT:	AWDM/0669/24 Change-of-use of ground-floor from Hot food Takeaway (sui generis) to Commerical/Business (Class E) use at the front, and 1-bedroom flat (Class C3) at the rear, involving demolition of existing single-storey rear infill structure(s) and associated external alterations.
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 application seeks the change of use from Sui Generis (Hot food takeaway) to Class E use at front of building and use Class C3 to the rear to create a 1 bedroom flat. The site is located on Tarring Road, an A-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site. The proposed change of use is not anticipated to give rise to a material intensification of movements to or from the site.

No vehicular parking is proposed – As such, parking would have to be accommodated on-street or within nearby paid-for provisions, as per the likely existing arrangement. The LHA would not anticipate that this would give rise to any severe highway safety concern or parking capacity issue in this location. Parking restrictions are in place on key locations on Tarring Road and adjoining highway network to prevent parking in key/unsafe locations on the Publicly Maintained highway.

Weight is given to the fact the site is situated in a sustainable location within walking distance of public transport links and is well accessible on foot or by cycle. Details of cycle parking have not been provided by the applicant. The LPA may wish to consider whether a cycle parking condition would be required alongside this proposal.

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.

Jodie Wilkes
West Sussex County Council – Planning Services