

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Adur & Worthing Councils FAO: Jo Morin
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	26 June 2025
<b>LOCATION:</b>	291 Tarring Road Worthing BN11 5JG
<b>SUBJECT:</b>	NOTICE/0010/25 Application for Prior Approval of Proposed Change of use from Commercial, Business and Service (Use Class E) to form 2 no. 3 bed 4 person residential units (Use Class C3). Conversion of existing commercial to residential.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

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

This application seeks prior approval for the change of use of building from Commercial, Business and Service (Class E) to form 2 no. 3-bed residential units (Class C3). The site is located on Tarring Road, a C-classified road subject to a speed restriction of 30 mph.

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 GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

The plans indicate that two accesses currently serve the site, operating on an in-out basis. No alterations to the existing access arrangements are proposed. Vehicular visibility appears to be sufficient at each access. The proposed change of use to residential is not anticipated to give rise to a material intensification of movements to or from the site over the potential of the existing commercial use.

Four parking spaces are proposed in total – it is not clear whether these will be allocated or unallocated. If these spaces are to be unallocated, the proposed provision is considered sufficient. If parking spaces are to be allocated to each dwelling, the West Sussex Parking Demand Calculator expects that a fifth space would be required to accommodate visitor parking. However, visitor parking could likely be accommodated within the site boundary, or on-street within Tarring Road.

Whilst on-street parking is limited in the area, 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 car parking provision would result in a detrimental highway safety impact, nor lead 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 in a sustainable location, within walking/cycle distance of local services, amenities and public transport links. The LPA may wish to secure cycle parking if there is space within the site to do so.

In summary, the prior approval is considered acceptable in highway terms.

**Nicola Elliott**  
**West Sussex County Council – Planning Services**