WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Gary Peck
FROM:	WSCC – Highways Authority
DATE:	4 October 2024
LOCATION:	Shelter South Of Windsor Road Opposite 171 Brighton Road Worthing West Sussex
SUBJECT:	AWDM/1201/24 Change of use of public shelter to one retail unit and one unit for facility for Worthing Beach Fleet fishermen to provide cold storage, toilet and ice making facilities plus associated alterations. The principles of the design to follow planning permission AWDM/1306/13 now time expired but to have enclosure on south side of Rotunda which is fully enclosed yet built within and expressing the existing frame structure. The proposal will bring back into use the Rotunda for the benefit of the local community and particularly the Fishermen of the Worthing beach fleet.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. AWDM/1306/13 for change of use of public shelter to four new retail units and infilling of existing dwarf walls, to which no Highways objections were raised. The application was permitted by the Local Highways Authority, however has expired prior to being implemented.

Comments
The proposal is located on Brighton Road an A classified road subject to 30mph speed restrictions. There is no vehicular access or parking associated with this property. The proposal would be considered a less intense use over that previously applied for under AWDM/1306/13 which sought for 4 retail units.

The new retail unit will be situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. In its previous use as a public shelter the site was unlikely to have attracted many specific vehicle movements. It would be anticipated that this proposal as retail will mainly attract

passing trade on foot along The Esplanade or combined trips associated with other nearby commercial uses/ services.
On that basis it is not anticipated that the proposal would result in any material change in circumstances in vehicular movements in this area.

Conclusion
The Local Highway Authority does not consider that the 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