

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	Highways, WSCC
DATE:	11/07/2025
LOCATION:	Shop, 131 Newland Road, Worthing, BN11 1LB
SUBJECT:	NOTICE/0012/25 Application for Prior Approval for Proposed Change of use of the ground floor from Class E (commercial/business/service) to provide additional floorspace for first floor flat (Use Class C3)
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

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

This proposal seeks prior approval for the change of use of the ground floor from Use Class E to residential (Use Class C3) to provide additional floorspace for first floor flat. The site is located on Newland Road, a C-classified road subject to a speed restriction of 30 mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Class E to Class C3 subject first to prior approval being granted. 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 highways matter can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application; however, Class E uses tend to generate greater material movements than C3 residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

Parking arrangements will remain as existing, needing to be accommodated on-street. The change of use from Class E to Class C3 would likely see a reduction in parking demand for this site, especially considering the additional floorspace will serve an existing residential property.

Nevertheless, comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detrimental to highway safety. The LHA does not anticipate that the existing nil car parking provision would result in a highway safety concern or parking capacity issue in this location. Weight is given to the fact that the site is situated in a sustainable location within walking/cycle distance of local services, amenities, and public transport links in Worthing.

In summary, the movements associated with Class E use have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County Council in its role as LHA has therefore considered the proposal on that basis. In principle, the current GPDO gives limited ability to consider wider highway and transport

impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Kyran Schneider
West Sussex County Council – Planning Services