WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	30 September 2024
LOCATION:	Pharos House 67 High Street Worthing BN11 1DN
SUBJECT:	NOTICE/0018/24 Application for permitted development for prior approval for change of use from offices (Class E) to 10 residential dwellings (Class C3).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the prior notification application NOTICE/0018/24, The application is supported by way of a Planning Statement and associated plans. The prior notification application is for change of use of ground and first floor of Pharos House from commercial use / office (Class E) use to 10 nos. flats (Class C3) comprising 2 x studios, 6 x 1-bed flats and 2 x 2-bed flats.

The site was subject to change of use applications from office to residential of upper floors under references AWDM/2283/21 and AWDM/0375/24 for which no highway objection was raised. The Local Highway Authority (LHA) acknowledge the permitted change of use from commercial / office to residential subject first to prior approval being granted.

Site Context and Access Arrangements

The application site is located within Worthing Town Centre, towards southwest of the roundabout connecting A259 and Lyndhurst Road. The existing mixed-use building comprises of a retail unit on the ground floor, office use on the first floor along with associated parking and landscaping. The existing access arrangements from A259 will be retained for future uses. Bin stores are located to the southwest of the site which can be easily accessed through the neighbouring commercial car park for refuse collection.

Sustainable Transport Accessibility

The site is within short walking distances to shops, services, and amenities within the town centre, convenient for residents / visitors to travel sustainably such as walking and cycling. Bus stops and Worthing train stations are located within 10 - 15 minutes of walking, providing transport links to wider network such as London, Brighton etc. Therefore, the site is in a highly sustainable location.

Car and Cycle Parking

The proposed residential development is made car free, with the existing 5 spaces allocated at one space each for 2-bed flats and three spaces for visitors. The site is within a controlled parking zone; hence, future residents / visitors would benefit from resident permits or use nearby car parks.

WSCC Cycle Parking Standards require 0.5 space per flat for 1- and 2-bedroom flats. Safe and secure cycle parking provision for 10 nos. bicycles is made within a bike store located near to the building entrance.

Trip Generation and Highway Impact

No vehicular traffic generation information has been provided with the current application. However, from experience of other similar proposals, the LHA recognise that commercial / office uses generate greater vehicular movements compared with residential schemes. Therefore, there is no expectation for the proposed residential scheme to give rise to any increase or material change in the character of traffic in the vicinity of the site.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following condition should be applied:

CONDITION

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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West Sussex County Council – Planning Services