WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC – Highways Authority
DATE:	17 June 2024
LOCATION:	Development At 231 Tarring Road Worthing West Sussex
SUBJECT:	AWDM/0686/24 Change of use of no.231 Tarring Road from Class E (furniture store and showroom) to Sui Generis (beauty salon). Removal of the existing shopfront and signage and the installation of a replacement shopfront.
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.

The proposal is for a change of use to 231 Tarring Road, Worthing from E class commercial shop use to a Sui- generis, Beauty Salon. Tarring Road is located within a highly sustainable location North of West Worthing, the site is located near other shops and local amenities. The site is not served with its own parking provision.
The existing use as an E class shop would have generated a certain number of vehicular movements which may also have been combined movements with users visiting other units. This may also be the case with a change of use to a Sui Generis use class.

The parking provision for a 10sqm shop would be 1 space per 14sqm and for the Sui Generis use this would fall to 1 space per 22sqm, generating the requirement for 5 parking spaces. On street parking is limited in the vicinity and there are comprehensive parking restrictions nearby to prevent parking in unsafe or detrimental points on the publicly maintained highway. Tarring Road is served with regular bus services operating to Town Centre, Lancing, Durrington Tesco, High Salvington and Salvington. Furthermore, West Worthing Railway Station is a 2 minute walk to the west of the site on Tarring Road.

There has been no detail of the number of staff to be employed, however staff journeys would need to be accommodated within either existing off-street parking or sustainable modes of transport. Based upon the existing use at the site and sustainable nature of Tarring Road it is not anticipated that these practises would cause a severe highways safety concern.

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