WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC – Highways Authority
DATE:	27 August 2024
LOCATION:	291 Tarring Road, Worthing, BN11 5JG
SUBJECT:	NOTICE/0015/24 Application for Prior Approval of Proposed Change of use from Commercial, Business and Service (Use Class E) to form 4no. 1 bedroom residential units (Use Class C3).
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.

This proposal is for the application for Prior Approval of Proposed Change of use from Commercial, Business and Service (Use Class E) to form 4no. 1-bedroom residential units (Use Class C3). The site is located on Tarring 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 residential (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 GDPO 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.

The site is served by an existing vehicular access point on Tarring Road. 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.

WSCC Parking Standards would expect a development of this size and location to provide at least three car parking spaces. No details of parking provision have been provided. As such, parking would have to be accommodated on-street or within nearby paid-for provision. Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detriment to highway safety. The LHA does not anticipate that this would result in a highway safety concern or parking capacity issue in this location. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities, and public transport links. Cycling is a viable option in the area, and the applicant is requested to provide secure cycle parking provision in accordance with WSCC Parking Standards, to promote the use of sustainable transport methods.

In summary, the proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. 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

Liz Corcoran
West Sussex County Council – Planning Services