

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms Myer
FROM:	WSCC - Highways Authority
DATE:	24 November 2021
LOCATION:	9 Ocean Parade Worthing BN12 5QG
SUBJECT:	FG/206/21/PD Notification for Prior Approval under Schedule 2 Part 3 Class MA of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from retail use (Class E(a) to residential (Class C3) - Conversion of existing retail building into 2 No. self-contained residential units.
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.

WSCC acting as the Local Highway's Authority (LHA) refer to your consultation in respect of the above planning application and would provide the following comments.

Site Context & History

The access onto the application site is located on Ocean Parade, a Private Road maintained highway.

Permitted Development (PD) overview

Under the current General Permitted Development Order (GPDO), it is considered that the change use from retail (E(a)) use to residential (C3) is permitted development subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered, including those relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic near the site.

Parking and Trip Generation

The highway is private and as such parking displacement would be considered and amenity issue to be resolved by the LPA. In addition, the LHA appreciate the sustainable location of the site, situated within close proximity to local shops, bus services and a train station, and consider that there are viable options for sustainable modes of transport to reduce the reliance upon the private car. Furthermore, the LHA anticipate that the level of traffic generated by this proposal would not result in an increase over the potential traffic generated through the retail use.

If the Local Planning Authority is minded approving the application, they may wish to condition cycle parking.

Conclusion

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.

Stephen Garrard

West Sussex County Council – Planning Services