

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	Highways, WSCC
DATE:	06/07/2026
LOCATION:	Roots Cocktail Bar, 42 Marine Parade, Worthing, BN11 3QA
SUBJECT:	AWDM/0673/26 Change of use of the ground floor from commercial (Class E) to 2x residential units (Class C3) with bin storage.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed change of use of ground floor from commercial (Use Class E) to two residential units (Use Class C3) with bin storage. The site is located on Marine Parade, a C-classified road subject to a speed restriction of 20 mph in this location.

No vehicle access is associated with this site, whilst pedestrian access will be achieved to the front from Marine Parade. Considering the scale of the proposed development, the LHA does not anticipate that the proposals would give rise to a material intensification of use.

No vehicular parking is associated with this site – consequently, vehicle parking would have to be accommodate on-street or within nearby paid-for provision, as per the existing arrangement. The LHA does not anticipate that a nil car parking provision would give rise to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Weight is given to the sustainable site location, being within walking/cycle distance of local services, amenities and public transport connections. Residents need not necessarily rely on the private car for travel. Cycling is a viable option in the area, and provision for the secure storage of bicycles is proposed for each of the units.

In summary, the LHA does 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 (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

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 to be submitted to and approved by the Local Planning Authority.

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

Kyran Schneider
West Sussex County Council – Planning Services