

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Adur & Worthing Councils FAO: Jo Morin
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	04/03/2025
<b>LOCATION:</b>	9 Station Parade, Tarring Road, Worthing, BN11 4SS
<b>SUBJECT:</b>	AWDM/0168/25 Proposed single-storey 1-bedroom dwelling unit attached to rear (south) elevation of No.9.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application seeks the erection of a single-storey one-bedroom dwelling unit attached to rear. The site will be located off Valencia Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application AWDM/0404/22, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application, but it does not appear to have been implemented. The current submission appears to be a resubmission of the previous permission.

As per the LHAs previous comments for application AWDM/0404/22, the site location lends itself to sustainable forms of transport in the form of rail, bus, by foot and by cycle. Provision for secure bicycle storage has been demonstrated in the plans.

No off-street car parking provision will be allocated to the proposed flat. As such, parking would have to be accommodated on-street. The LHA does not anticipate that this would give rise to a highway safety concern in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The extension works will be on ground floor only and on footprint of existing off-street car parking area served by a dropped kerb. We advise that the kerb be reinstated to a specification agreed with the local area engineer.

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 conditions and informatives should be applied:

### Conditions

*Access closure (prior to first occupation)*

No part of the development shall be first occupied until such time as the existing vehicular access onto Valencia Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

*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 Local Planning Authority.

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

Informative

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the kerb reinstatement works on the public highway.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**