

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	27/07/2026
LOCATION:	The Royal British Legion, 9-11 Buckingham Road, Shoreham-By-Sea. BN43 5UA
SUBJECT:	AWDM/0766/26 Change of use from a private members club (sui generis) to 2no. residential 3 bedroom dwellings (use class C3) with off-road parking.
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 from private members club (sui generis) to two three-bedroom residential dwellings (Use Class C3) with off-road parking. The site is located on Buckingham Road, a C-classified road subject to a speed restriction of 30 mph.

Vehicle access arrangements are to remain as existing from Buckingham Road. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Buckingham Road. In addition, the proposed change of use to residential is not anticipated to give rise to a material intensification of use.

Regarding parking, two existing off-street car parking spaces are to be retained. The WSCC Car Parking Demand Calculator indicates that two three-bedroom dwellings in this location would require four car parking spaces. Consequently, any overspill parking would have to be accommodated on-street. Whilst the LHA does not anticipate that the shortfall in parking would give rise to a highway safety concern, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is located in a sustainable location being within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area, and the LHA would request that secure and covered cycle parking provision for at least two bicycles be provided for each of the proposed dwellings in accordance with WSCC Parking Standards.

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 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