WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC – Highways Authority
DATE:	23 May 2025
LOCATION:	5 Becket Buildings Littlehampton Road Worthing BN13 1QD
SUBJECT:	AWDM/0546/25 Proposed change of use from retail to drinking establishment (sui generis).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
This application is for the change of use from retail use to drinking establishment. The site is located on Littlehampton Road, an A-classified road subject to a speed limit of 30mph.

The site does not benefit from an existing vehicular access and does not currently offer or propose any parking provision for customers. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been several recorded injuries/accidents at the junction of the A2032 and the A2031. However, from an inspection of the accident data it is clear that these were not due to any defect or existing safety concern with the junction at this point.

Parking
Staff and customer parking would be anticipated to take place in nearby public car parks although the two nearest services are subject to capacity and time restrictions, with 2-hour time limits. These are Poulters Lane Thomas A Becket car park and Tudor Buildings car park. It is considered that two hours may provide adequate time for some customers of the proposed drinking establishment. It is possible visitors and staff may also make use of existing nearby on-street parking provisions. The LHA is unaware of any existing on street parking pressures in this location, the LPA may wish to consider this as an amenity matter however.

There are comprehensive parking restrictions prohibiting vehicles from parking in places that would be a detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. It is considered that due to the nature of the site, many visitors would choose to arrive on foot and not by a private car.

Sustainability
Alternatives to the use of a car are available, with visits on foot anticipated to be a common practise. Footways along the major routes are often served with street lighting as well as tactile paved and controlled junctions to help prioritise pedestrian movements and ensure pedestrian safety along the busier routes. Although West Worthing train station is situated a 22-minute walk from the site, the LHA appreciate that bus services do operate nearby. Littlehampton Road, Offington Lane, Poulters Lane and High Street offer a variety of bus routes, among them- to Worthing, Durrington, Midhurst, Brighton, Lancing and Salvington.

The Local Highways Authority therefore considers that there are viable options for sustainable modes of transport which seek to reduce the reliance upon the private car.

Furthermore, the LHA considers that the frequency of journeys may not materially differ to those which could already generated by the retail use, although it is anticipated that many of those journeys may now occur later in the evenings and outside of the network peaks.

Conclusion

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services