WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	Highways, WSCC
DATE:	22/05/2025
LOCATION:	179-181 Brighton Road, Worthing, BN11 2EX
SUBJECT:	AWDM/0526/25 Proposed residential unit (Use Class C3) within roof space with rear dormers, front and rear rooflights and PV panels
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.

This application seeks a proposed residential unit (Use Class C3) within roof space with rear dormers, rooflights and PV panels. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application AWDM/0970/24, raising no highway safety or capacity concerns. The Local Planning Authority (LPA) permitted the application.

No vehicular access is associated with this site, whilst pedestrian access will remain as existing. The proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

No vehicular parking is to be provided for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least one car parking space. Consequently, vehicular parking would have to be accommodated on-street, as per the existing arrangement.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

No details of cycle parking provision have been provided. Cycling is a viable option in the area, and the LHA would request that secure cycle parking provision be provided for the proposed flat if there is space within the site to do so.

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.

Kyran Schneider
West Sussex County Council – Planning Services