

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSSC – Highways Authority
DATE:	25 November 2025
LOCATION:	Sussex Travel Clinic 23 Farncombe Road Worthing West Sussex BN11 2AY
SUBJECT:	NOTICE/0023/25 Application for Prior Approval for Proposed Change of use from Commercial, Business and Service (Use Class E) to form one residential unit (Use Class C3)
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.

This application seeks prior approval for the change of use of existing commercial, business and service (Class E) to residential to form a two-bedroom house. The site is located on Farncombe Road, a C-classified road subject to a speed limit of 30mph.

As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

The proposed change of use to residential is not anticipated to give rise to a material intensification of use of the existing access over the potential of the existing Class E use.

The plans indicate that the site frontage will provide parking space for two vehicles. This is considered to sufficient provision for a dwelling of this size and location.

The site is situated in a sustainable location, within walking/cycle distance of local services, amenities and public transport links. Cycling is a viable option in the area. The Supporting Statement indicates that the site frontage will also provide cycle parking provision, however this has not been demonstrated on the proposed plans. The LPA may wish to secure this via condition.

In summary, the prior approval is considered acceptable in highway terms.

Nicola Elliott
West Sussex County Council – Planning Services