

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	01/05/2026
LOCATION:	Gardeners Arms, West Street, Sompting, BN15 0AR
SUBJECT:	AWDM/0423/26 Change of use from Public House with flat over to residential dwelling including relevant internal and external changes, parking and landscaping.
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 public house with flat over to residential dwelling with associated works. The site is located on West Street, a C-classified road subject to a speed restriction of 30 mph.

For context, the LHA was previously consulted regarding highway matters for this site for similar application AWDM/1285/25 (*Change of use from public house with flat over into full residential dwelling including relevant internal and external changes and loft conversion with dormer, half-gable end and roof windows*), of which no highway safety or capacity concerns were raised. The LPA refused the application on grounds unrelated to highways.

For the current submission, the proposals appear not too dissimilar from that of the previously refused application at this site. The site is served by an existing vehicle access, which appears suitable to serve the proposed use. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing vehicle access point.

Provision for three off-street car parking spaces can be provided, and this would be considered sufficient for a dwelling of this size and location. The LHA would request that secure cycle parking provision also be provided, to promote the use of sustainable transport methods.

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:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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