TO:	Adur & Worthing Councils (AWDM) - The Local Planning Authority (LPA) Planning officer: Jackie Fox
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	117 Broadwater Road Worthing BN14 8HT
SUBJECT:	AWDM/0790/25 - Proposed redevelopment of the existing community/parish centre (Use Class F1/F2) including single-storey rear extension; single-storey side /front infill extension; removal of the middle of the building and formation of a two-storey glazed infill extension, new external doors and windows, and associated works.
DATE OF SITE VISIT:	
RECOMMENDATION:	**No Objection + Advice & Condition**

1.1 The LHA has been consulted on the above application. The planning documents indicate no changes to access from the highway or changes to the car park.

1.2 It appears the car park has 18 parking spaces. It appears one of these is a disabled parking bay.

1.3 The proposal would be expected to generate more trips to/from the site given the increase in size of the building and it's intended use, although not significantly. There are parking restrictions locally on the highway to protect from any unsafe overspill parking, which can be enforced.

1.4 The LHA would not expect that the proposal would cause any highway safety or capacity concerns contrary to the NPPF and paragraph 116. However, the proposal doesn't mention any cycle parking or safe & secure storage facilities. The applicant should include these in their submission to encourage other sustainable transport modes to that of the private motor vehicle to the site.

Condition:

***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.

Emma Avis (MCIHT) - Planner

County Highways (Development Management) - Planning Services