

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	Highways, WSCC
DATE:	08/01/2026
LOCATION:	Former 9A, The Broadway, Brighton Road, Worthing, BN11 3EG
SUBJECT:	AWDM/1183/25 Part retrospective (external door) and change of use from a store room to a retail unit (E Class) and repositioned and rebuilt brick pier on boundary wall. Solar panels within rear yard flat roof.
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 the change of use from a store room to retail unit (E Class), with part-retrospective external door, repositioned and rebuilt brick pier on boundary wall, and solar panels within rear yard flat roof. The site is located on Warwick Gardens, an unclassified road subject to a speed restriction of 30 mph.

The repositioned brick wall will improve manoeuvrability for vehicles accessing the proposed off-street car parking space. I would request that the existing dropped kerb be widened to match the relocated wall, as this will help facilitate better access to this car parking space without bumping, and potentially damaging, the existing kerb. Such works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

The proposed unit is relatively small in scale, so the proposed change of use would not be anticipated to give rise to a significant material intensification of movements to or from the site.

As mentioned above, there is off-street parking fronting the site, and the site is sustainably located, meaning staff and customers have a variety of means to access the site without relying on the private car.

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 informative should be applied:

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a

vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services