

From: **Emma Avis**

Date: Wed, 8 Jul 2026 at 13:22

Subject: WSCC Consultation Response from County Highways - Planning Services - AWD/0539/26

To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

TO:	Adur & Worthing Councils (AWDM) - The Local Planning Authority Planning officer: Jackie Fox
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority Planning officer: Emma Avis
LOCATION:	Land And Car Parks Between 22 To 26 Upper High Street Worthing West Sussex
SUBJECT:	AWDM/0539/26 - Erection of shipping containers over two levels to mixed use community hub with external access and decking, PV panels in conjunction with change of use from (Class B8).
DATE OF SITE VISIT:	Area known to officer
RECOMMENDATION:	More Information Required

The Highway Authority has reviewed the submitted planning application, Transport Statement, and associated drawings.

The proposal seeks to redevelop an existing commercial site, including the loss of an existing NCP car park, to provide a mixed-use community hub. Whilst the Highway Authority acknowledges that the site currently benefits from lawful commercial uses and an existing vehicular access, insufficient information has been submitted to demonstrate that the proposed development would not result in an unacceptable impact on the operation and safety of the local highway network.

The Highway Authority has the following concerns:

Parking

The proposal would result in the loss of the existing NCP car park. Whilst the submitted Transport Statement advises that the existing car park is underutilised and that displaced parking demand can be accommodated within nearby public car parks, this has not been supported by any parking occupancy surveys or assessment of available capacity within surrounding public parking facilities.

In the absence of this information, the Highway Authority is unable to verify the conclusions reached regarding displaced parking demand or assess the impact that the loss of the existing parking provision may have on the surrounding highway network.

Access Arrangements

The proposal would continue to utilise the existing shared vehicular and pedestrian access from Upper High Street. The Transport Statement confirms that the access narrows to approximately 4.0 metres and serves the development via a relatively long shared access.

Whilst the access itself is existing, the proposed development introduces a materially different operational arrangement, incorporating a range of commercial and community uses which are likely to increase pedestrian activity and alter vehicle movements within the site, and local area.

The submitted information does not adequately demonstrate:

- how opposing vehicles will pass within the shared access, given the proposed range of mixed uses.
- how conflicts between pedestrians, cyclists and vehicles will be managed.
- the operation of the proposed sliding entrance gate; or
- that the internal layout will operate safely during peak periods.

The Highway Authority is therefore unable to conclude that the proposed access arrangements are suitable for the nature and intensity of the proposed development.

Servicing

The submitted Transport Statement provides only limited information regarding servicing arrangements. Whilst it advises that refuse vehicles will not enter the site, no details have been provided regarding servicing of the proposed commercial units, delivery vehicle management, loading and unloading arrangements or how these activities will be accommodated without adversely affecting the operation of the shared access.

The Highway Authority is therefore unable to fully assess the operational impact of servicing associated with the proposed development.

Transport Assessment

The Highway Authority acknowledges that the site currently comprises of an operational NCP car park together with existing commercial uses. However, the proposed development introduces a different mix of uses and associated operational characteristics.

The submitted Transport Statement has not adequately demonstrated that the trip generation, parking demand, and servicing requirements associated with the proposed development have been robustly assessed. In particular, the Highway Authority is not satisfied that the assessment fully reflects the range of uses identified within the submitted site layout and the cumulative transport impacts arising from those uses. There also seems to be a discrepancy in the proposed floor areas between the Transport Statement and the Application form.

Accordingly, the Highway Authority requests that the applicant submit:

- A parking occupancy survey of the existing NCP car park together with an assessment of displaced parking demand and available capacity within surrounding public car parks.
- Further information demonstrating the safe operation of the proposed shared access, including vehicle passing opportunities, pedestrian interaction, and operation of the proposed entrance gate.
- A servicing and delivery management strategy/plan identifying arrangements for servicing, refuse collection and loading/unloading.
- A revised/ updated Transport Statement which robustly assesses the parking demand, servicing requirements, and operational characteristics of the proposed mixed-use development.

Conclusion

Until the above information has been provided, the Highway Authority is unable to conclude that the proposal would not result in an unacceptable impact on highway safety or that the residual cumulative impacts on the highway network would not be severe. The Highway Authority will await this further information, please re-consult once this is received in full.

Emma Avis (MCIHT) - Planner County Highways (Development Management) - Planning Services
