

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC – Highways Authority
DATE:	10 August 2026
LOCATION:	Bar Next Door 21 Rowlands Road, Worthing, BN11 3JJ
SUBJECT:	AWDM/0362/26 Re-opening of side entrance in connection with proposed self-containment of existing flat on 1st and 2nd floors, removal of existing metal fire escape to rear and insertion of first-floor rear window to replace existing door; formation of bin/cycle store in rear yard. Change of use of ground floor from bar/drinking establishment (sui generis) to retail/commercial/business use (Class E). (Amended plan).
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 reconsulted by the Local Planning Authority (LPA) following a change to the application description and the applicant's submission of amended plans. For context, the LHA previously provided comments on this application, dated 15/06/2026, raising no highway safety or capacity concerns.

The change to application description is noted. The latest submission of plans includes a demonstration of two secure, covered cycle parking which will promote sustainable transport options. The LHAs comments provided previously pertaining to vehicular access and parking would still be applied. Consequently, no highway safety or capacity concerns would be raised to this revised submission.

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 condition should be applied:

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.

Liz Corcoran

West Sussex County Council – Planning Services