

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	Highways, WSCC
DATE:	11/03/2026
LOCATION:	Thatch Cottage, Pond Lane, Worthing, BN13 2RH
SUBJECT:	AWDM/0009/26 Subdivision of existing dwelling plot to provide 2no. 2-storey, semi-detached house to west side garden, repair of fire damaged Listed building (including reinstatement of thatch roof), enlargement of existing car parking to east side accessed off Pond Lane to provide shared parking area with bin/cycle store.
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 subdivision of plot and erection of two semi-detached dwellings, repair of existing dwelling and enlargement of existing off-street car parking area.

The site is located on Pond Lane, an unclassified road subject to a speed restriction of 30 mph. The existing vehicle access point on Pond Lane is to be utilised, facilitating access to a shared off-street car parking area. The site appears overgrown on both sides of the vehicle access (based on streetview imagery), so the LHA would request that vegetation be cut back to its pre-existing levels, to ensure that suitable vehicle visibility is retained.

Provision for five off-street car parking spaces are proposed to serve this development site. The WSCC Car Parking Demand Calculator indicates that the two proposed dwellings would require four car parking spaces (two spaces each). Taking into account the demand for the existing dwelling (assumed to also be two car parking spaces), the proposed development may result in one car needing to be accommodated on-street or within nearby public car parking, though this would not be considered a highway safety concern, given the small-scale nature of this development. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area, and the plans demonstrate cycle parking for each of the dwellings on-site.

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