

From: Planning - <planning@adur-worthing.gov.uk>
Sent: 23 February 2026 15:53:16 UTC+00:00
To: "Support Planning" <support.planning@adur-worthing.gov.uk>
Subject: Fwd: WSCC Consultation Response from County Highways - Planning Services - AWD/0082/26

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From: **Emma Avis** <Emma.Avis@westsussex.gov.uk>
Date: Mon, 23 Feb 2026 at 15:49
Subject: WSCC Consultation Response from County Highways - Planning Services - AWD/0082/26
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

TO:	Adur & Worthing Councils (AWDM) - The Local Planning Authority (LPA) Planning officer: Peter Barnett
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Site Of And Land At St Marys Church Hall 25 East Street And 1 And 1A New Road Shoreham-by-sea West Sussex
SUBJECT:	AWDM/0082/26 - Change of use of to provide a mixed use with a new church/community hall and Parish office, and 7 no. residential units (comprising 5 houses and 2 flats). Includes partial demolition at rear, replacement roof and new rear roof extensions, rear extension, new glazing and door/window openings and removal of shopfronts

DATE OF SITE VISIT:	
RECOMMENDATION:	Advice

1.1 The LHA has been consulted on the above application. The application is for a change of use to provide mixed uses on the site, which includes a new church/ community hall, parish office, and residential units (5 x 3 bed houses and 2 x 2 bed flats).

1.2 In terms of highway related matters the site/proposal will have no vehicular access to the highway (New Road).

1.3 A nil parking provision is proposed. The WSCC parking guidance advises that 13 parking spaces would be adequate to serve the residential element of this proposal. The application form states that 14 parking spaces are proposed, the LHA assume this is an error, as the Planning Statement refers to a nil parking provision for the site.

1.4 The site is in a sustainable location with good access to alternative forms of transport and travel, including walking and cycling. Cycle storage provision appears to have been accounted for in the application.

The southern side of New Road has a long stretch of unrestricted parking; this appears to be well used. The northern side is restricted (No waiting 8.00am-6.00pm Mon-Sat). Whilst enforceable parking restriction are in place locally to protect highway safety, a nil parking provision will undoubtedly add to on street parking, it is unlikely that all the residential units proposed will have no vehicles at all. The LHA may wish to consider parking from an amenity issue, as this proposal is likely to add to on street parking pressures in the local area.

1.5 Should the LPA grant planning consent, the following conditions should be applied.

Conditions:

- ***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.

- ***Construction plant and materials*** - No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor's buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Emma Avis (MCIHT) - Planner

County Highways (Development Management) - Planning Services

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