WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	Highways, WSCC
DATE:	27/08/2025
LOCATION:	51 Teville Road, Worthing, BN11 1UX
SUBJECT:	AWDM/1032/25 Alterations to existing shop and first floor flat to form smaller retail unit and small HMO (Use Class C4).
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 alterations to existing shop and first-floor flat to form a smaller retail unit and five-bedroom HMO (Use Class C4). The site is located on Teville Road, an A-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site, whilst pedestrian access will remain as existing. The LHA does not anticipate that the proposed use would give rise to a significant material intensification of movements to or from the site.

No vehicular parking is proposed – as such, parking would have to be accommodated on-street as per the existing arrangement. There are comprehensive parking restrictions in place on the nearby roads prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil car parking provision would give rise to a highway safety concern or parking capacity issue in this location.

The site is situated in a sustainable location in Worthing that is well accessible on foot, by cycle and public transport. Provision for five cycle parking spaces has been demonstrated to the rear of the 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 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.

Kyran Schneider
West Sussex County Council – Planning Services