

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	30 October 2025
LOCATION:	Lyons Farm Lyons Green Billingshurst RH14 0PH
SUBJECT:	AWDM/1270/25 Erection of a new retail unit (Class E).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on this full application AWDM/1270/25 to assess the highway safety and capacity implications of the proposed development. The application is supported by a Transport Statement (TS) and associated plans.

Site Context and Access Arrangements

The application site is Lyons Farm Retail Park, located to the north of Worthing town, comprising three retail units A, B and C. The development proposal includes construction of a new retail unit (372sqm) at a vacant land to the south, within the retail park.

The existing site access from the southern arm of the Sompting Road mini roundabout will continue. Sompting Road is a private road, which intersects Lyons Way which is a publicly maintained highway subject to 30mph dual carriageway. Visibility splays are achievable along both sides of Lyons Way for the posted speed limit. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no reported incidents of personal injury immediately near to site access junction with Lyons Way. Therefore, there is no evidence to suggest the existing road layout is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Internal Layout

There are currently 148 car parking spaces, and the scheme proposes no additional car parking spaces. To establish the carpark occupancy levels, a car parking survey was undertaken in June 2025. The survey reveals that even after including proposed trips from the retail unit there is still ample spare capacity unoccupied, maximum occupancy being 51% during AM peak on Friday and 74% during Saturday peak. Any overflow car parking could be accommodated in adjacent car parks, within the wider retail park. Therefore, the Highway Authority are convinced that there would not be any highway safety risk associated with overspill parking.

A Cycle Parking Specification Sheet has been submitted specifying the location and details of the proposed cycle provision. The proposed cycle parking provision for 10 bicycles within two Sheffield stands appears to accord with the requirement set out within WSCC Parking Guidance.

Swept path analysis has been carried out for an articulated vehicle, a box van, and a panel van. The analysis demonstrates suitability of the access to accommodate these large vehicles and exit in forward gear.

Sustainability

There is a continuous footway network along Lyons Way providing access to nearby retail units, local services and amenities. The nearest bus stops are located adjacent to Sainsbury's within the wider retail park area, serviced by bus routes 7 and 16. The nearest railway station is Worthing, approximately within 2km distance, providing connectivity to London, Portsmouth, Southampton, Chichester etc. Therefore, the site is in a sustainable location.

Trip Generation and Highway Impact

Traffic surveys were undertaken on a Friday and a Saturday in June 2025 to establish the vehicular trips associated with the development. The proposed development contributes to 12.5% increase on the total retail floor area. Using this percentage increase, the proposed unit is predicted to generate two-way trips of 25 and 23 during the weekday AM and PM hours respectively and 31 during the Saturday peak hour. In reviewing the capacity impact, WSCC recognise that this development will not generate significant additional traffic onto the local highway network which will in result in severe unacceptable impacts.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) minded approving the application, the following condition should be applied:

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 LPA showing the site set up during construction. This shall include details of all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractor 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.

INFORMATIVES

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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West Sussex County Council – Planning Services